



## 4 Cody Place

ST7 2EX

**£265,000**



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STEPHENSON BROWNE



A modern three-bedroom semi-detached home built in 2022 on the highly sought-after Scholars Place development close to Alsager town centre, which is beautifully presented throughout!

This stylish and immaculately presented property would make an ideal first time buy or family home, and is situated on one of Alsager's most popular developments, close to Alsager School and Alsager Sports hub, as well as the wealth of amenities within Alsager itself!

An entrance hallway leads to the lounge, with an inner hall leading to a downstairs W/C and a well-proportioned kitchen/diner with a host of integrated appliances, with French doors leading out to the rear garden. Upstairs, there are three bedrooms and the family bathroom, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobes.

Off-road parking is provided via two allocated parking spaces, with a lawned frontage to the property itself. The fully enclosed rear garden features patio and lawned areas, ideal for families with children and/or pets looking to make the most of the summer weather!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

A stunning family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Vinyl tile effect flooring, composite front door, ceiling light point, radiator.

### **Lounge**

12'8" x 11'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Inner Hall**

Vinyl tile effect flooring, ceiling light point, under stairs storage cupboard.

### **Downstairs W/C**

5'7" x 3'5"

Vinyl tile effect flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin with tiled splashback.

### **Kitchen/Diner**

14'11" x 9'11"

Vinyl tile effect flooring, UPVC double glazed window and French doors leading to the rear garden, radiator, stainless steel sink with drainer, integrated hobs, oven, cooker hood, dishwasher and fridge/freezer, wall and base units providing ample storage, dining area.

### **Landing**

Fitted carpet, ceiling light point, loft access, radiator.

### **Bedroom One**

9'7" x 9'6"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes, storage cupboard.

### **En-Suite Shower Room**

6'3" x 5'7"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

### **Bedroom Two**

10'7" x 7'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

9'6" x 7'0"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

6'2" x 5'7"

Vinyl tile effect flooring, ceiling light point, extractor fan, part tiled walls, radiator, W/C, pedestal wash basin, bath with overhead shower.





### **Outside**

To the front of the property is a lawn with a paved pathway, whilst the rear garden features patio and lawned areas and is fully enclosed.

### **Parking**

The property benefits from an allocated parking for two vehicles via a tarmacadam parking area.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

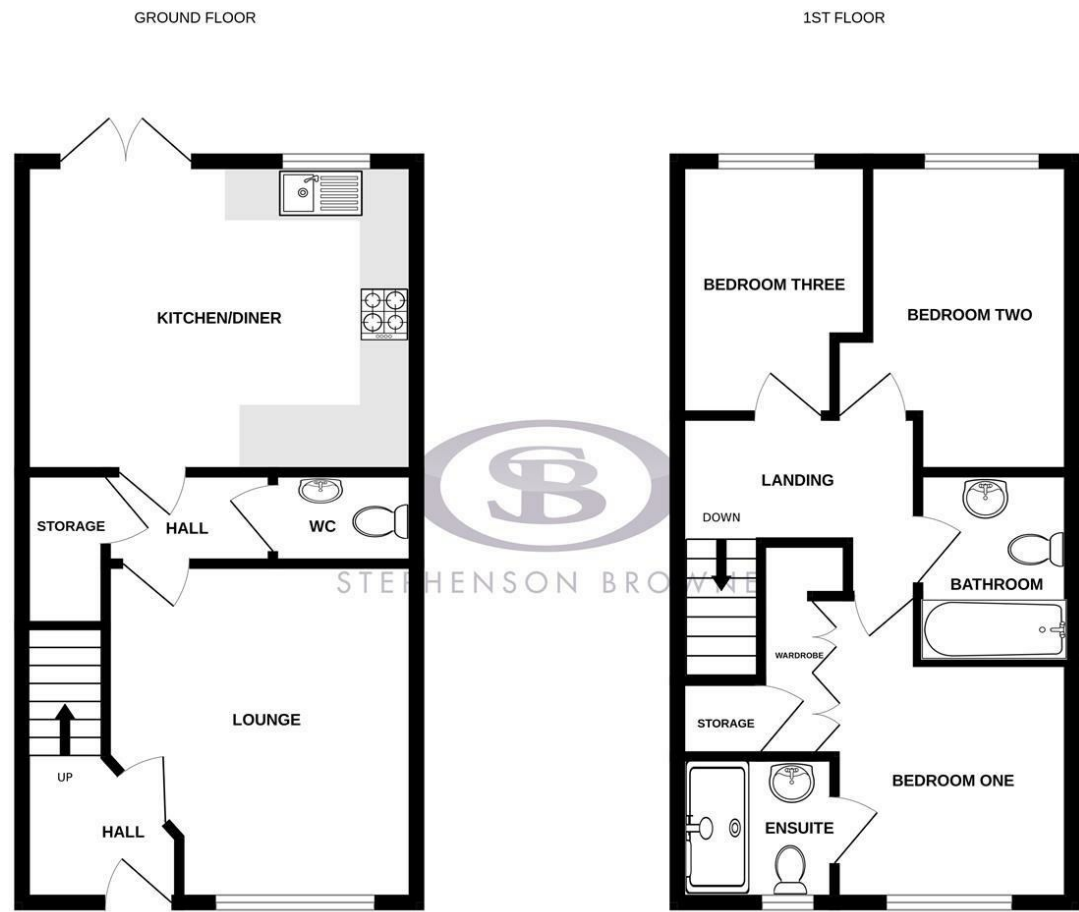
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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