



41 Fields Road
ST7 2NA
£350,000



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STEPHENSON BROWNE

A spacious period semi-detached family home on a highly sought-after road close to the centre of Alsager, offered for sale with no onward chain and full of potential!

A welcoming entrance hallway leads to the lounge and separate dining room which accesses the kitchen, which benefits from French Doors opening into the rear garden. To the first floor are three generous bedrooms and a family bathroom, whilst the principal bedroom feature's an en-suite shower room. The real surprise here is the loft room, which is accessed via a staircase and includes a skylight window, with the potential to be fully converted to a fourth bedroom, subject to planning permission and building regulations.

Off-road parking is provided via a gravelled driveway to the front of the property, whilst the rear garden enjoys a great degree of privacy and features lawned and patio areas, with views onto greenery and ideal for families looking to make the most of the summer weather!

Arguably there are few more convenient locations within Alsager than Fields Road, quite literally walking distance from the town centre whilst retaining a 'tucked away' position, with easy access to a number of commuting routes such as the M6, A500 and A34. Several schools are also nearby, including Alsager Highfields Foundation Primary School, Alsager School and Excalibur Primary School, with leisure facilities including Alsager Golf & Country Club and Alsager Leisure Centre only a short distance away.

A characterful and deceptively spacious family home which retains some superb period features and charm! Offered for sale with no onward chain, please contact Stephenson Browne to arrange your viewing.



Entrance Hallway

Composite front door, Minton tiled flooring, downlights, radiator.

Lounge

12'4" x 12'0"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator, feature fireplace, double sliding doors into;

Dining Room

13'7" x 12'9"

Laminate flooring, UPVC double glazed window and two feature Porthole windows, radiator, feature fireplace with multi-fuel stove.

Kitchen

15'11" x 8'11"

Tiled flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, under stairs storage cupboard, one and a half bowl stainless steel sink with drainer, space and plumbing for appliances, space and a Range-style cooker, wall and base units providing ample storage space, tiled walls.

Landing

A galleried landing with fitted carpet, ceiling light point, radiator.

Bedroom One

12'4" x 12'1"

Maximum measurements - Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

En-Suite Shower Room

7'6" x 3'5"

Tiled flooring, UPVC double glazed window, ceiling light point, tiled walls, W/C, wash basin, shower cubicle.

Bedroom Two

13'6" x 10'2"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three

9'1" x 8'7"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

Bathroom

6'8" x 6'0"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.



Loft Room

A useful loft room with skylight window, accessed via a staircase, with the potential for conversion to a fourth bedroom or further reception room subject to planning permission/building regulations.

Outside

To the front of the property is a graveled driveway with wrought-iron double gates and mature shrubs, whilst the delightful rear garden offers an excellent degree of privacy and backs onto greenery, featuring lawned and patio/graveled areas with mature shrubs.

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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Alsager AML Disclosure

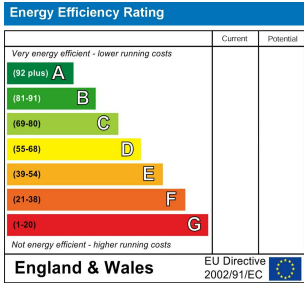
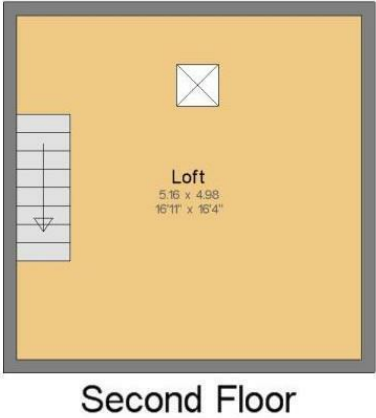
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Area Map



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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