



46 FIELDS ROAD, ALSAGER, CHESHIRE, ST7 2LX

£725,000



STEPHENSON BROWNE

DOUBLE FRONTED VICTORIAN PROPERTY - NO ONWARD CHAIN - GATED ACCESS- Introducing this exceptional one-of-a-kind DETACHED family home, located on the highly sought after Fields Road in the heart of Alsager. The property has been well maintained, improved and extended in more recent years, offering spacious accommodation throughout, beautiful side garden and side courtyard.

You are welcomed into the imposing entrance hallway, with tiled flooring and having access to the fabulous lounge enjoying a multifuel burner and large bay window to the front. The stunning kitchen is the real hub of the home, opening to a dining area to comfortably fit all of the family making it a perfect entertaining space and having doors into a study and invaluable utility room. Also to the ground floor, there is a second reception room having been extended by the current owners with two sets of bi-fold doors and skylights, a fantastic light and bright room with a second multifuel burner. To the first floor is a generous landing, three exceptional double bedrooms, with the principal home to its own ensuite shower room, a fourth single bedroom and a family bathroom with four piece suite.

Externally, you are spoilt with parking for multiple cars to the front via the electric gates with walled boundaries. The porcelain tiled side private patio is an ideal space for evening entertaining, with its own BBQ area! To the other side, a good sized lawned garden with established trees, shrubs and plants with paved patio area.

You don't come across homes like this often and certainly must be viewed to be appreciated, contact Stephenson Browne today to arrange your priority viewing!



## Entrance Hall

Wood panelled entrance door having glazed inset. Doors to all rooms. Understairs storage cupboard. Telephone point.

## Downstairs WC

2'9" x 5'5"

Half tiled walls. Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap.

Single panel radiator.

## Lounge

13'0" x 16'6" into bay

Double glazed bay window to the front elevation and window to the side elevation. Adam's style fireplace having multi fuel burner. Modern cast iron radiator.

## Kitchen Breakfast Room

13'0" x 16'2"

Range of wall, base and drawer units with work surfaces over incorporating a Belfast sink with mixer tap. Integrated oven and grill with five ring Han hob having extractor over. Integrated fridge freezer and dishwasher. Space for wine cooler. Modern wall mounted radiator.

## Dining Room

16'6" x 13'0"

Double glazed bay window. Two modern wall mounted radiators. Gas fire with tiled hearth and wooden mantle.

## Rear Porch

Two Velux skylights. Composite door opening to the air garden having double glazed insets. Modern wall mounted radiator.



## Utility Room

7'4" x 7'7"

Range of base units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Double glazed window to the side elevation. Space and plumbing for a washing machine. Space for a tumble dryer. Composite door having glazed insets opening to the rear passageway. Wall mounted gas central heating boiler.

## Study

13'6" x 7'4"

Modern cast iron radiator. Two double glazed windows to the side elevation. Inset spot lighting.

## Family Room

23'9" x 12'11"

Modern wall mounted radiator. Two sets of bi-fold doors opening to the rear garden. Multi fuel burner. Two Velux skylights.

## First Floor Landing

Doors to all rooms. Double glazed window to the rear elevation. Loft access point.

## Principal Bedroom

14'1" x 13'1"

Double glazed window to the front elevation. Double panel radiator. Door into:-

## En-Suite

7'3" x 4'8"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and a corner shower cubicle with shower over. Cast iron heated towel rail. Double glazed frosted window to the rear elevation.

## Bedroom Two

14'1" x 12'10"

Double panel radiator. Double glazed window to the front elevation.



### **Bedroom Three**

10'11" x 12'11"

Double glazed window to the side elevation.

Double panel radiator.

### **Bedroom Four**

7'8" x 10'5"

Single panel radiator. Double glazed window to the side elevation.

### **Family Bathroom**

10'0" x 6'6"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap, a freestanding bath with mixer tap and a corner shower cubicle with shower over. Heated towel rail. Double glazed frosted window to the front elevation. Inset spot lighting.

### **Externally**

### **Council Tax Band**

The council tax band for this property is

### **NB: Tenure**

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

### **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.

### **NB: Copyright**

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## Floor Plan

Fields Road, Alsager, ST7 2LX



Ground Floor

Floor area 125.6 sq.m. (1,352 sq.ft.)



First Floor

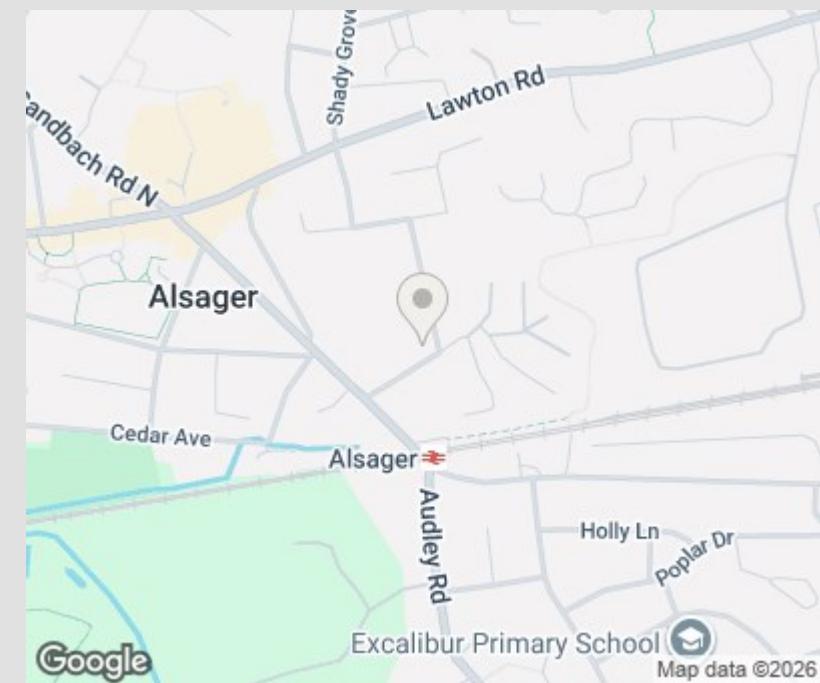
Floor area 88.4 sq.m. (952 sq.ft.)

Total floor area: 214.0 sq.m. (2,303 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



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

		Current	Potential
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 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 the correctness of each item; (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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