



**94 Newchapel Road**

ST7 4RT

**£180,000**



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STEPHENSON BROWNE

**NO ONWARD CHAIN!** A fantastic opportunity to acquire this **THREE BEDROOM EXTENDED SEMI DETACHED** property in a most popular residential area of Rookery. Offered for sale with no onward chain, this superb family home on Newchapel Road is close to local schools, nearby amenities and countryside walks.

Upon entry you will find an entrance hallway hosting access to a lounge diner giving access to the rear garden. The kitchen accessed from the hallway also opens into an extension hosting a utility room and downstairs shower room. To the first floor are two exceptional double bedrooms, with one having ample wardrobe space, there's a third single room currently having fitted storage, and a family bathroom with three piece suite.

Externally, the property presents an attractive frontage positioned on a generous plot to the front and side, with parking to the rear leading to a detached garage. The rear offers a paved patio ideal for seating, and a brilliantly private lawn area with decorative borders.

This home hosts a large amount of potential making it appeal to a range of buyers, whether you are looking to take your first step onto the ladder, an upsizing family or investor!

To truly appreciate the location, size and potential of this home viewings come highly recommended. Call Stephenson Browne today to arrange yours!



### **Entrance Hall**

UPVC panelled door having double glazed frosted insets. Stairs to the first floor. Single panel radiator. Door into:-

### **Lounge**

11'8" x 13'3"

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

### **Dining Room**

9'4" x 8'8"

Single panel radiator. Double glazed French doors opening to the rear garden.

### **Kitchen**

9'3" x 9'6"

Range of wall, base and drawer units having work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with electric hob and extractor canopy over. Space for an undercounter fridge and freezer. Space for a dishwasher. Understairs storage cupboard. Wall mounted gas central heating boiler. Double glazed window to the rear elevation. Door into:-

### **Utility Room**

7'3" x 5'7"

Space and plumbing for a washing machine. Space for a tumble dryer. Double glazed windows to the side and rear elevations. UPVC panelled door having double glazed insets opening to the rear garden. Door into:-

### **Shower Room**

7'3" x 5'0"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with electric shower over. Double glazed frosted window to the front elevation.

### **First Floor Landing**

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

### **Principal Bedroom**

12'9" x 10'2" to robes

Double glazed window to the front elevation. Single panel radiator. Fitted wardrobes having hanging rail and shelving.

### **Bedroom Two**

8'11" x 10'0"

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



### **Bedroom Three**

6'2" x 7'0"

Double glazed window to the front elevation. Single panel radiator. Fitted furniture including bookcases, cupboards and drawers.

### **Family Bathroom**

5'10" x 9'4"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a P-shaped bath having shower over. Tiled walls. Double glazed frosted window to the rear elevation. Storage cupboard housing the hot water cylinder.

### **Externally**

The property is positioned on a good sized corner plot with lawned gardens to the front and side, with a paved pathway leading to the front and side. The rear garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. Paved patio area providing ample space for garden furniture. Walled and fenced boundaries. Access gate to the side and access gate to the driveway at the rear. Outside lights. Tarmac driveway to the rear leading to a detached single garage.

### **Detached Garage**

9'10" x 19'1"

Up and over door to the front. Double glazed frosted window to the side. Power and lighting. Courtesy door to the side. Approximately 6ft deep service pit.

### **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.

### **Council Tax Band**

The council tax band for this property is B.

### **NB: Tenure**

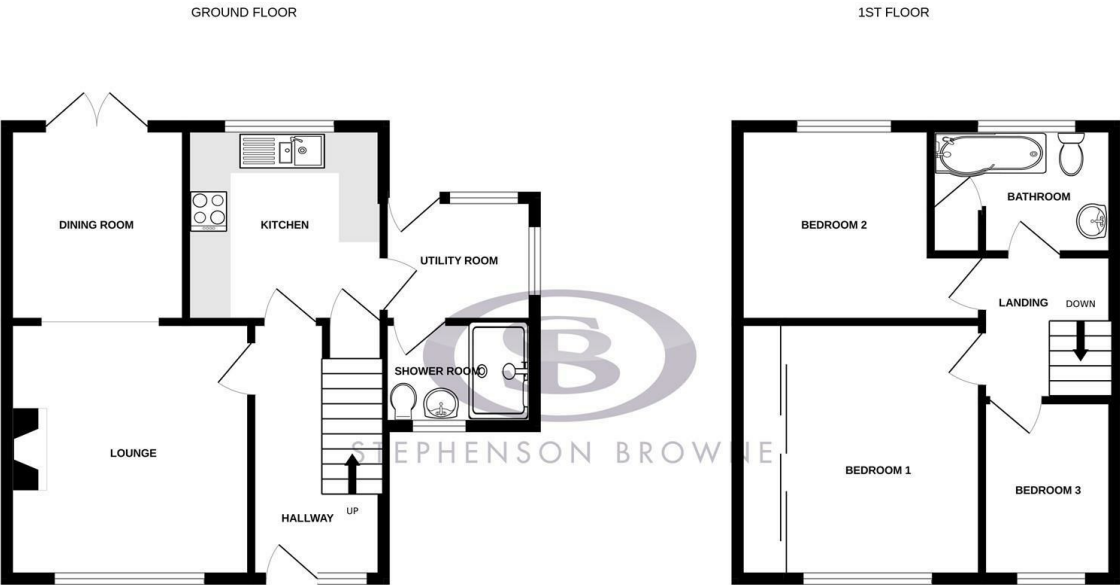
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **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		
(81-91) B		
(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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