



**32 Westmorland Avenue**

ST7 1AT

**Offers Over £200,000**



STEPHENSON BROWNE

A four bedroom semi-detached family home, situated in an ideal position within Kidsgrove/Clough Hall!

A fantastic opportunity for any first time buyers or families looking for a sizeable four bedroom home close to a number of walks and countryside!

An entrance hallway leads to the lounge, with double folding doors opening into the dining room, with the kitchen completing the ground floor. To the first floor are three bedrooms and a shower room with a separate W/C, with stairs accessing the fourth bedroom.

Off-road parking is provided via a driveway to the front of the property, whilst the low-maintenance rear garden features patio and gravelled areas.

Westmorland Avenue is an ideal spot close to Bathpool Country Park, with numerous walks available through the surrounding woods and countryside. Several schools are nearby, such as St Saviour's C of E Primary School and The King's Church of England Academy, whilst commuting routes such as the M6, A500 and A34 are all within easy reach.

A spacious home packed full of potential! Please contact Stephenson Browne to arrange your viewing.



### Entrance Hall

Composite front door, fitted carpet, UPVC double glazed window, ceiling light point, gas central heating boiler.

### Lounge

15'7" x 15'2"

Maximum measurements - Fitted carpet, double glazed window, ceiling light point, radiator, under stairs storage cupboard, gas fire, folding doors into;

### Dining Room

11'0" x 10'0"

Fitted carpet, patio doors leading to the rear garden, ceiling light point, radiator.

### Kitchen

10'11" x 8'3"

Tiled flooring, double glazed window, timber framed rear door, ceiling strip light, radiator, one and a half bowl stainless steel sink with drainer, tiled walls, wall and base units providing storage.

### Landing

Fitted carpet, double glazed window, ceiling light point, airing cupboard.

### Bedroom One

13'3" x 11'3"

Fitted carpet, double glazed window, ceiling light point, radiator, fitted wardrobes.

### Bedroom Two

10'1" x 8'0"

Minimum measurements - Fitted carpet, double glazed window, ceiling light point, radiator, storage cupboards.

### Bedroom Three

8'3" x 7'5"

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

### Shower Room

7'1" x 4'11"

Laminate flooring, double glazed window, ceiling light point, extractor fan, part tiled walls, wash basin with vanity unit, shower cubicle, chrome towel radiator.

### Separate W/C

4'11" x 3'2"

Laminate flooring, double glazed window, ceiling light point, part tiled walls, W/C, wash basin.

### Fourth Bedroom

19'0" x 8'0"

Laminate flooring, skylight and double glazed window, ceiling light point, eaves storage.



## Outside

To the front of the property is a concrete driveway providing off-road parking, with bedded shrubs to the front garden, whilst the rear garden features patio and gravelled areas with border 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



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 operation 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		
	58	72
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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