



STEPHENSON BROWNE

**The Point, Crewe Road,  
Alsager**

ST7 2JJ



**Offers Over £120,000**

## Description

An excellent opportunity for first-time buyers, investors or those wishing to downsize, to purchase a beautifully-presented two bedroom apartment which is offered for sale with no onward chain!

Benefitting from secure allocated parking in a private car park, the apartment creates a safe and welcoming environment which would be ideal for those wishing to take that all-important step onto the property ladder!

An entrance foyer with stair and lift access leads you to the apartment which is positioned on the top floor, with an entrance hallway leading to all rooms including; open-plan lounge/kitchen, two bedrooms and a bathroom.

Situated on Crewe Road, the property has fantastic links to commuting routes such as the M6, A500 and A34, and close to the wealth of amenities within Alsager itself. There is also a very useful convenience store to the ground floor of the building.

Early viewing is encouraged to fully appreciate the apartments location, internal condition, true size and many attributes, offered for sale with no onward chain.



# Room Descriptions

## Accommodation

With secure automatic entrance gates at the side of the complex leading into to private car park and communal grounds.

## Entrance Lobby

A secure entrance lobby having wall mounted intercom system benefiting both stair and lift access to the apartment, which can be found on the top floor.

## Hallway

Spacious hallway with fitted carpet, spotlighting, wall mounted thermostat, smoke alarm, double plug socket, electric storage heater, fitted door stop and doors to all rooms, including...

## Open-Plan Kitchen/Lounge

16'2" x 11'1"

A great size living area with plenty of room for dining table and chairs, wall mounted intercom phone, spotlighting, fitted door stop, two electric storage heaters, fitted carpet, ample plug sockets, TV point, phone point, two double glazed Velux windows and door to storage cupboard housing the hot water tank and meters. Open plan into...

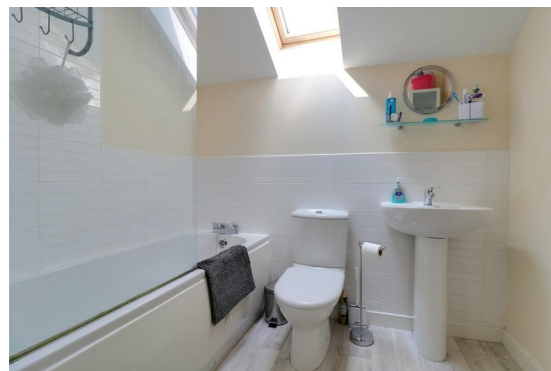
## Kitchen

With wood effect vinyl flooring, three point spot light, a range of wood effect wall, base and drawer units with granite effect work surfaces and white tile splash-back surround. Stainless steel sink and drainer with chrome mixer tap, ample plug sockets, space and plumbing for washing machine, space for fridge freezer, integrated four point hob and oven with extractor fan above.

## Bedroom One

14'4" x 13'4"

Comprising of fitted carpet, two pendant light fitting, electric storage heater, ample sockets, phone point, TV point, double glazed Velux window.



### Bedroom Two

12'2" x 6'8"

With fitted carpet, ample sockets, double glazed Velux window, TV point, phone point, electric storage heater, fitted door stop.

### Bathroom

7'3" x 5'7"

With wood effect vinyl flooring, partly tiled, double glazed Velux window, extractor fan, flush ceiling light, white three piece suite including pedestal sink with chrome mixer tap and low level WC. White paneled bath with chrome hot and cold taps and wall mounted NK PORCELANOSA shower, glass shower door, wall mounted shelving, chrome heated towel rail and fitted storage cupboard with multiple shelves.

### Outside

There is an allocated parking space within the private car park which is accessed via the electrically operated entrance gates which can be controlled by remote key fob.

### Council Tax Band

The council tax band for this property is B.

### NB: Tenure

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

### NB: Copyright

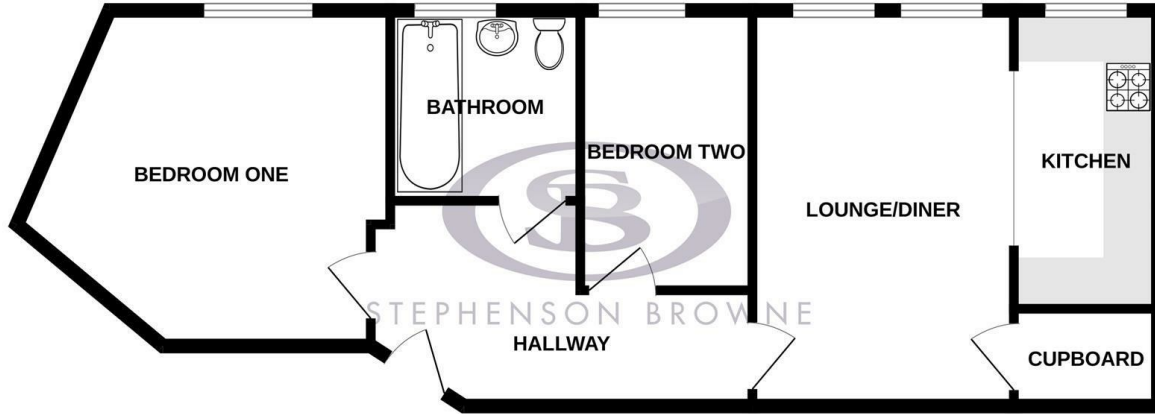
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### Alsager AML Disclosure

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.

# Floorplans

## GROUND FLOOR



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



# EPC Rating

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk