



STEPHENSON BROWNE

**Crewe Road, Alsager**

ST7 2JA



**Offers Over £145,000**

## Description

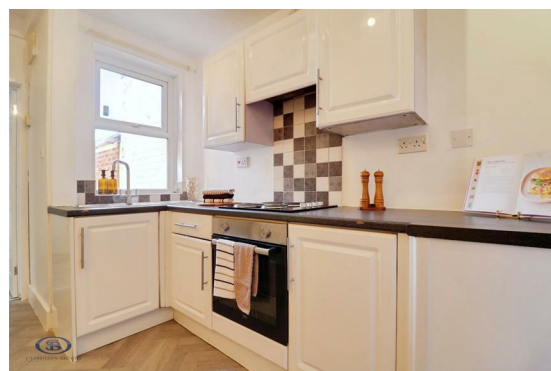
A two bedroom mid-terraced cottage with a garden to the rear, in a very convenient location within Alsager and offered for sale with no onward chain!

A fantastic opportunity for first time buyers, landlords or down-sizers to purchase a two bedroom mid-terraced cottage within walking distance of the centre of Alsager, with a wealth of amenities quite literally on your doorstep! Having had several improvements in recent months, including redecoration and new carpets, the property is ready to move into.

Internally, the property comprises; a lounge, kitchen, rear hall/utility room, a bathroom, and two bedrooms. The property features an attractive gravelled frontage with a border hedge and shared accessway leading to the rear garden, which includes a patio and lawn with a border hedge.

Situated on Crewe Road, the property is perfectly placed for the wealth of amenities within Alsager, whilst commuting routes such as the M6, A500 and A34 are all within easy reach. Schools such as Alsager School and Cranberry Academy are nearby, as well as leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub.

A well-presented home with the convenience of a town centre location! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Lounge

9'10" x 9'4"

Fitted carpet, timber framed front door, UPVC double glazed window, ceiling light point, radiator, electric fire.

## Kitchen

9'9" x 9'5"

Minimum measurements - Vinyl Herringbone-effect flooring, two ceiling light points, radiator, UPVC double glazed window, under stairs storage cupboard, stainless steel sink with drainer, integrated oven/hobs, wall and base units.

## Rear Hall / Utility

5'5" x 4'10"

Vinyl Herringbone-effect flooring, timber framed rear door, ceiling light point, Worcester combi gas central heating boiler, space and plumbing for appliances, work surface above.

## Bathroom

7'0" x 5'5"

Vinyl Herringbone-effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, bath with mains shower, part tiled walls.

## Landing

A galleried landing with potential space for a storage cupboard, with fitted carpet and ceiling light point.

## Bedroom One

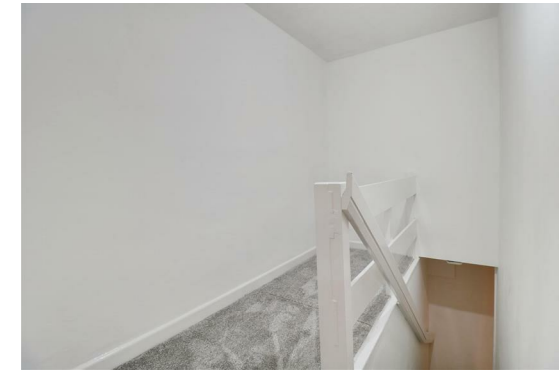
13'3" x 9'7"

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

## Bedroom Two

9'5" x 7'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access.



### Outside

To the front of the property is a gravelled frontage with a border hedge, with a shared accessway to the side of the property to the rear garden. Featuring patio and lawned areas with border hedges, this rear garden is larger than you may typically expect to find in a property of this style.

### Council Tax Band

The council tax band for this property is A.

### 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

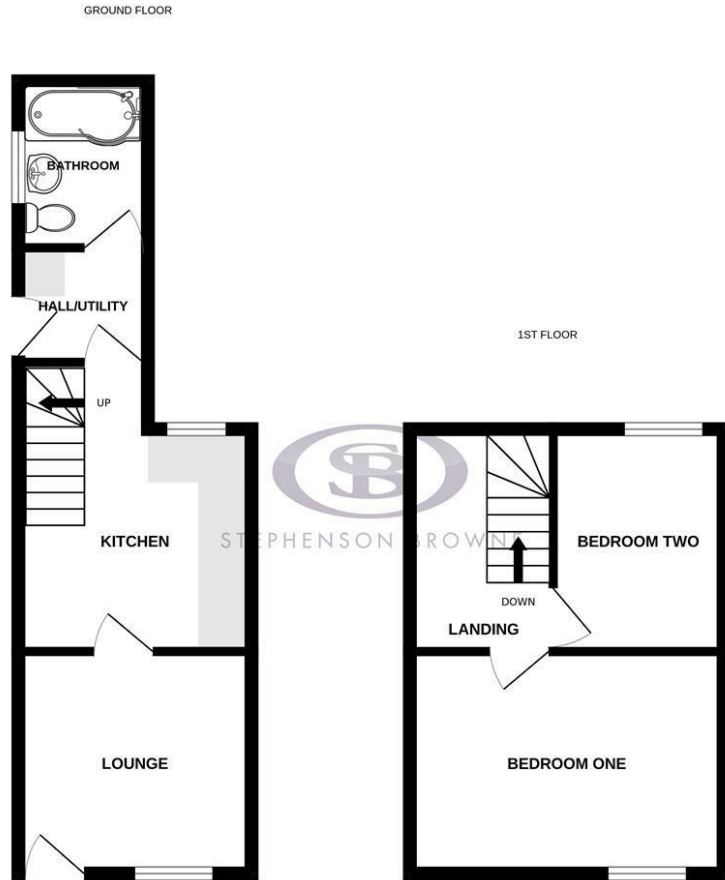
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### Alsager AML Disclosure

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.



# Floorplans



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)