



STEPHENSON BROWNE

**13 Frank Mayer Road**

ST7 2ZN

**Offers Over £415,000**



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STEPHENSON BROWNE

A spacious FOUR DOUBLE BEDROOM executive detached home finished to an exceptional standard throughout, offered for sale with no onward chain!

Built in 2022 to Wain Homes' popular 'Haversham B' design, this stunning home includes number of upgrades including Quartz work surfaces, porcelain tiling to the ground floor, a kitchen island, four-piece family bathroom and electric car charge point.

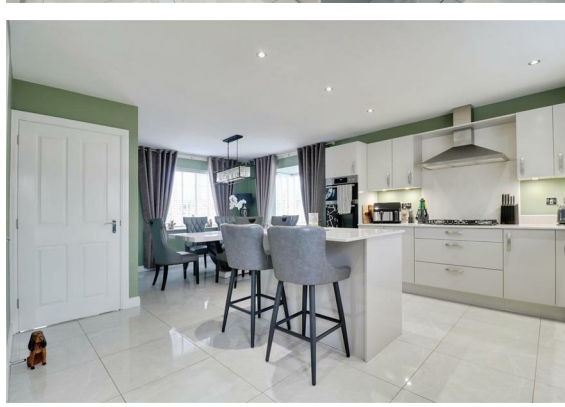
An entrance hallway leads to the downstairs W/C, with a spacious lounge benefiting from French doors leading to the rear garden. Completing the ground floor is a stunning kitchen featuring Quartz work surfaces, a central island with a breakfast bar, a host of integrated appliances and ample space for a dining table! Creating a stunning focal point for the home, this generous family space also makes an ideal area for entertaining.

To the first floor are four double bedrooms and a four-piece family bathroom comprising W/C, pedestal wash basin, bath and separate shower, with the principal bedroom featuring an en-suite shower room.

Ample off-road parking is provided via a driveway and garage, whilst the beautifully landscaped rear garden features patio and lawned areas with gravel borders and mature shrubs. There is also a Gazebo providing a barbecue/seating area, which also benefits from power.

Situated on the popular Lawton Gate development from Wain Homes, the home has been carefully upgraded and improved by the current owners. Commuting links such as the M6, A500 and A34 are all within easy reach, whilst the wealth of amenities within Alsager are also within close proximity.

A gorgeous family home presented to the highest of standards! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

Composite front door, porcelain tiled flooring, ceiling light point, radiator.

### **Downstairs W/C**

4'7" x 3'8"

Porcelain tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, corner pedestal wash basin.

### **Lounge**

21'0" x 11'10"

Fitted carpet, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, two radiators.

### **Kitchen/Diner**

20'11" x 16'9"

Maximum measurements - Porcelain tiled flooring, two UPVC double glazed windows and UPVC double glazed bay window to dining area, UPVC double glazed rear door, two radiators, under stairs storage cupboard. Quartz work surfaces, integrated fridge/freezer, dishwasher, washing machine, five ring gas hobs, double oven, cooker hood. Central island with breakfast bar, space for a dining table.

### **Landing**

Fitted carpet, ceiling light point, radiator, loft, airing cupboard.

### **Bedroom One**

11'10" x 10'5"

Minimum measurements to Fitted Wardrobes - UPVC double glazed window, fitted carpet, ceiling light point, radiator, fitted wardrobes and dressing table.

### **En-Suite Shower Room**

8'10" x 8'2"

Maximum measurements - laminate flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, double-width shower cubicle.

### **Bedroom Two**

12'0" x 11'0"

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

### **Bedroom Three**

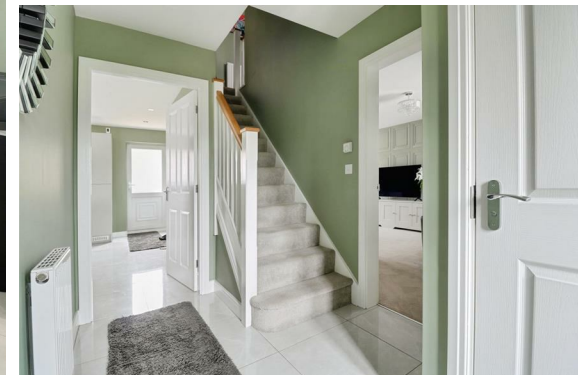
10'2" x 9'6"

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

### **Bedroom Four**

9'8" x 9'6"

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



### **Bathroom**

9'4" x 5'6"

Laminate flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath, separate shower cubicle.

### **Loft**

A part-boarded loft space with a pull-down ladder and lighting.

### **Outside**

To the front of the property is a tarmacadam driveway (with an electric car charger), with a lawned frontage and border shrubs, whilst the beautifully landscaped rear garden features a lawn with a gravel border, with a patio area which includes a Gazebo with a seating/barbecue area and power. There is also a useful storage shed, and a gravel border with border shrubs.

### **Detached Garage**

A brick-built detached single garage with power and lighting (sockets plus ceiling strip lights).

### **Council Tax Band**

The council tax band for this property is E.

### **Freehold Tenure & Charges**

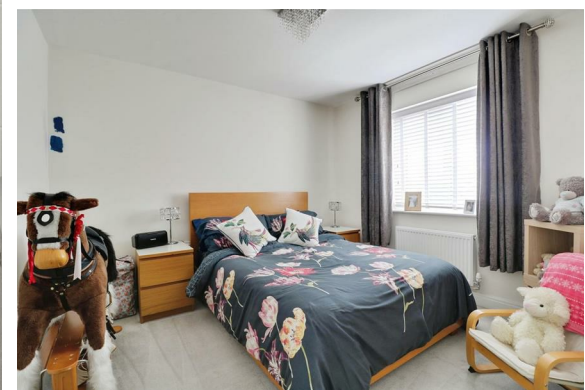
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £99 per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### **NB: Copyright**

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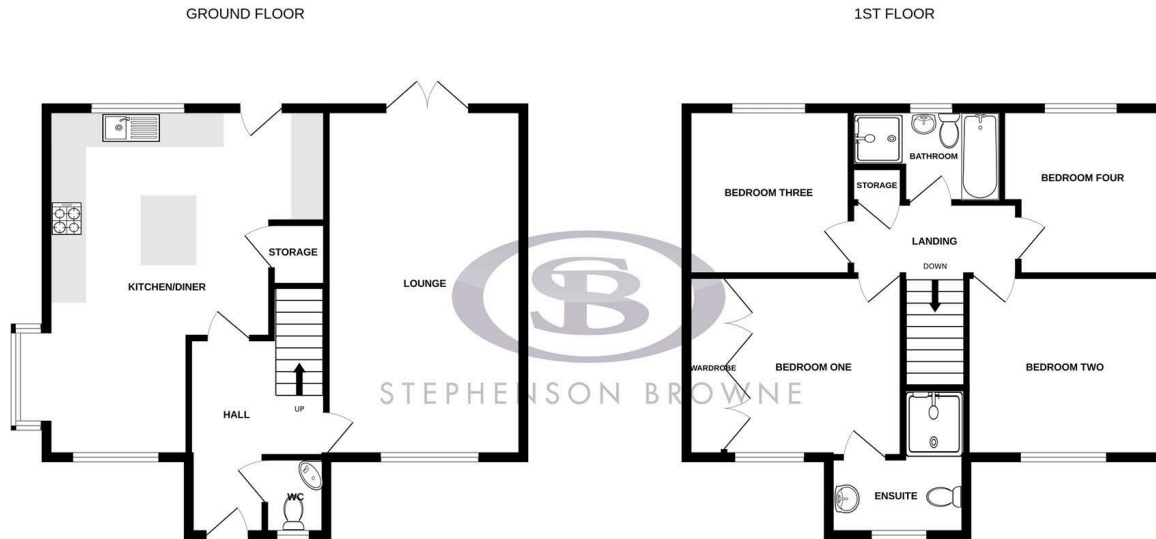
### **Alsager AML Disclosure**

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.



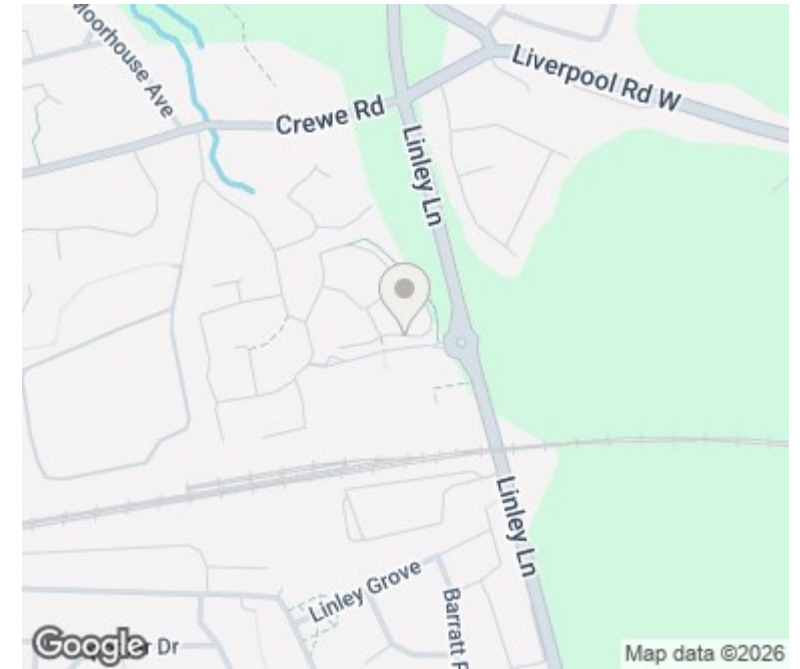


## Floor Plan



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 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		86	87
(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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk