



STEPHENSON BROWNE

**William Howell Way,
Alsager**

ST7 2BF



£300,000

Description

An immaculate three bedroom detached family home located on the popular 'Scholar's Place' development by David Wilson Homes, a popular development within central Alsager, close to the town, amenities and local schools! This home is perfect for modern living, providing well planned accommodation for a range of buyers.

The hallway is bright and airy courtesy of the gallery style landing space above, and provides entry to the downstairs WC, sizeable lounge and stunning kitchen/diner with French doors to the garden. Presenting a range of contemporary wall, base and drawer units, all of the integral appliances you will need and ample space for a family dining table, making it an ideal room for entertaining family and friends!

Upstairs, the principal bedroom benefits from stylish fitted wardrobes and it's own en-suite shower room, bedroom two and three are good sized double rooms. The modern family bathroom hosts a white three piece suite.

Externally to the rear is the garden and consisting of paving and laid to lawn. This home offers a lovely corner frontage, with lawn either side of the pathway leading to the front door, decorative shrubs and a tarmac driveway to suit two cars.

To truly appreciate the properties position and size, viewings come highly recommended! Call Stephenson Browne today to arrange yours!



Room Descriptions

Entrance Hall

Composite front door, under stairs storage, Amtico flooring, radiator, ceiling light point.

Lounge

17'7" x 10'0"

Carpet flooring with patio doors leading to the rear garden and blind

Kitchen/Diner

18'2" x 13'4"

Maximum measurements - Amtico flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

Downstairs W/C

Amtico flooring, ceiling light point, radiator, W/C, wash basin.

Landing

A galleried landing with UPVC double glazed window, fitted carpet, radiator, ceiling light point, storage cupboard.

Bedroom One

10'2" x 10'2"

Carpet flooring with window to the front elevation, fitted wardrobes and blind

En-Suite

Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and blind

Bedroom Two

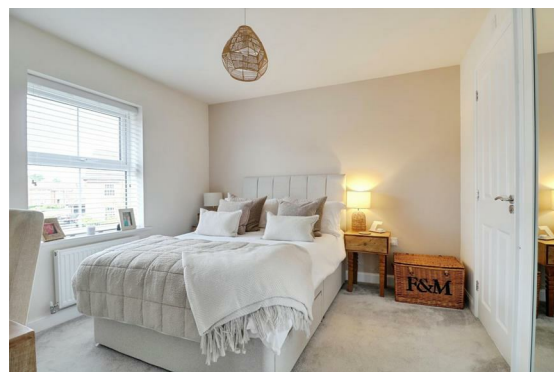
9'5" x 8'7"

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

Bedroom Three

11'5" x 6'11"

Carpet flooring with window to the front elevation and blind



Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and heated towel rail

Outside

Beautifully presented rear garden, enclosed by panel fencing with laid to lawn, patio area and mature planters. Private driveway, capable of accommodating 2 vehicles to the side of the property.

Council Tax Band

The council tax band for this property is D.

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 £240 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

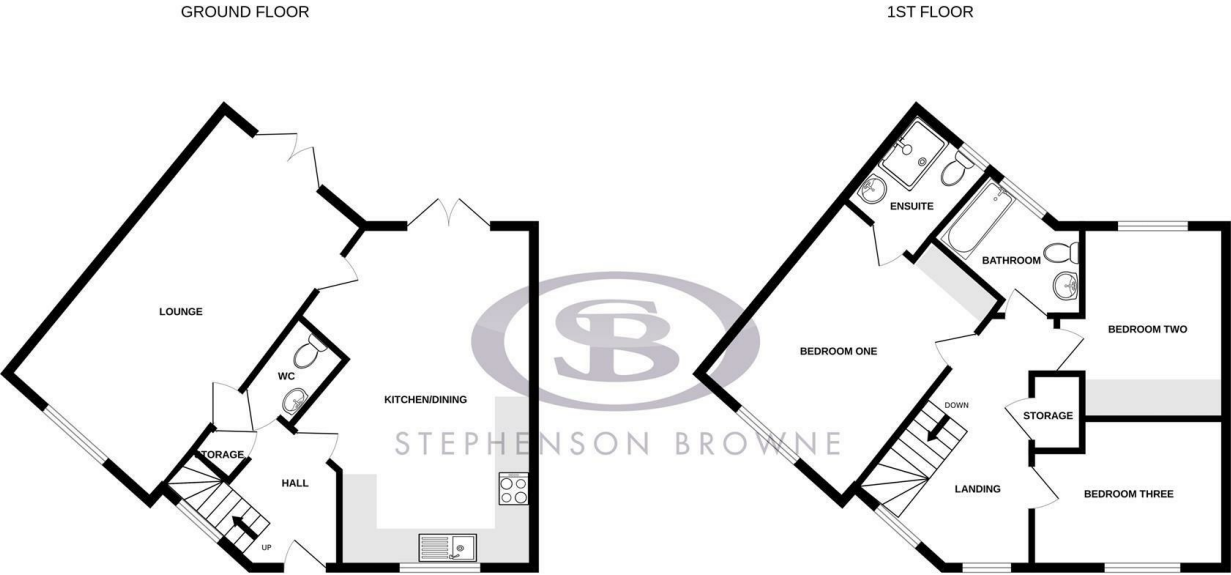
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Alsager AML Disclosure

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.



Floorplans

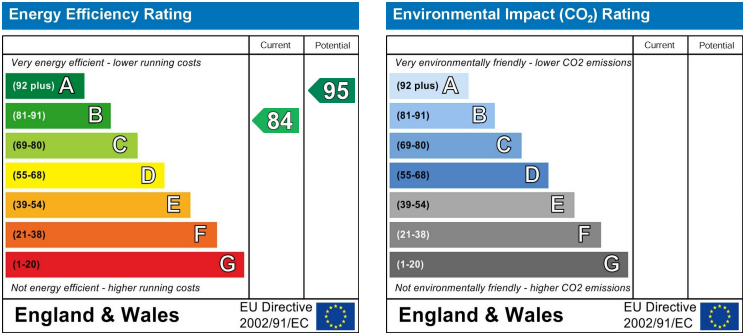


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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