



STEPHENSON BROWNE

## The Rode, Alsager

ST7 2NJ



£220,000

## DESCRIPTION

A sizeable three-bedroom semi-detached family home on a large corner plot, with gardens to three sides and a detached garage!

A very rare opportunity to purchase a well-proportioned family home which offers spacious accommodation throughout, with the outside space to match!

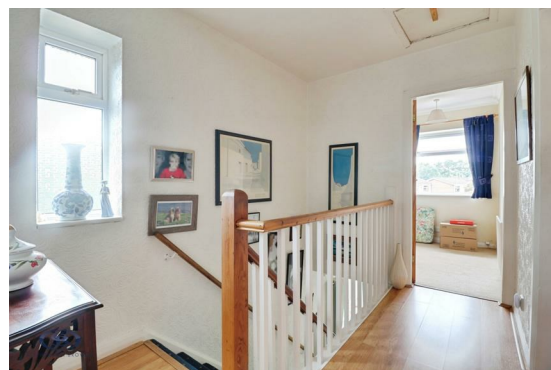
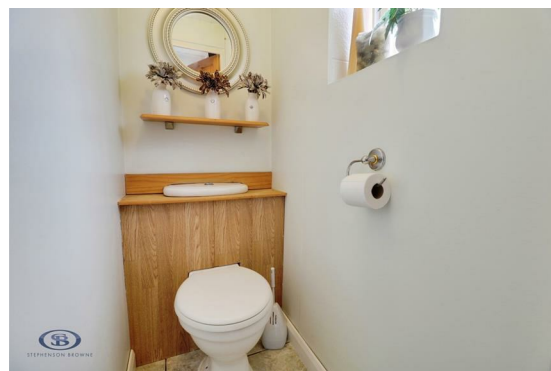
An entrance hallway leads to a through lounge/diner and the kitchen, with a useful utility room, downstairs W/C and a conservatory completing the ground floor. Upstairs, there are three bedrooms and a family shower room.

Ample off-road parking is provided via a paved driveway and a detached single garage, whilst the outside space itself covers three sides of the property. Mostly laid to the lawn, the gardens include patio areas, mature border shrubs and hedges, with a gravelled pathway leading to the front door. Offering a very generous size, the gardens would be an ideal space for families to enjoy the best of the weather!

Situated on a large corner plot on The Rode, the property is perfectly placed for the wealth of amenities within Alsager, whilst several schools are nearby including Alsager Highfields Foundation Primary School and Alsager School, whilst Wood Park Playing Fields are quite literally around the corner from the property. Leisure facilities including Alsager Leisure Centre and Alsager Town Football Club are also within easy reach.

A spacious family home occupying a prime position within Alsager, which would make an ideal first time buy! Please contact Stephenson Browne to arrange your viewing.





# ROOM DESCRIPTIONS

## Entrance Hall

Timber framed front door, laminate flooring, UPVC double glazed window, ceiling light point, radiator.

## Lounge

14'4" x 10'11"

Laminate flooring, UPVC double glazed bay window, ceiling light point, gas fire, picture rail, open arch into;

## Dining Room

9'10" x 8'11"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

## Kitchen

9'11" x 8'11"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, pantry, one and a half bowl sink with drainer, wall and base units, breakfast bar, opening into;

## Utility Room

7'8" x 6'3"

Tiled flooring, UPVC double glazed window, ceiling light point, space and plumbing for appliances, storage units, UPVC double glazed door into the conservatory.

## Downstairs W/C

4'3" x 2'5"

Tiled flooring, timber framed window, ceiling light point, W/C.

## Conservatory

10'4" x 7'0"

Vinyl laminate flooring, UPVC double glazed windows and French doors leading to the rear garden. wall light point.

## Landing

Laminate flooring, UPVC double glazed window, ceiling light point, loft access.

## Bedroom One

14'5" x 10'11"

Fitted carpet, UPVC double glazed window, radiator.



**Bedroom Two**

10'4" x 9'11"

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

**Bedroom Three**

7'8" x 6'11"

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

**Shower Room**

7'5" x 6'9"

Vinyl laminate effect flooring, timber framed single glazed window, downlights, radiator, part tiled walls, W/C, pedestal wash basin, walk-in shower, storage cupboard.

**Outside**

Occupying a large corner plot, the property features gardens to three sides, which are mostly laid to lawn with a gravel pathway leading to the front door, a patio area, border hedges and mature shrubs, with a paved driveway to the rear of the property.

**Detached Garage**

A detached single garage with up and over garage door.

**Council Tax Band**

The council tax band for this property is B.

**Freehold 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**

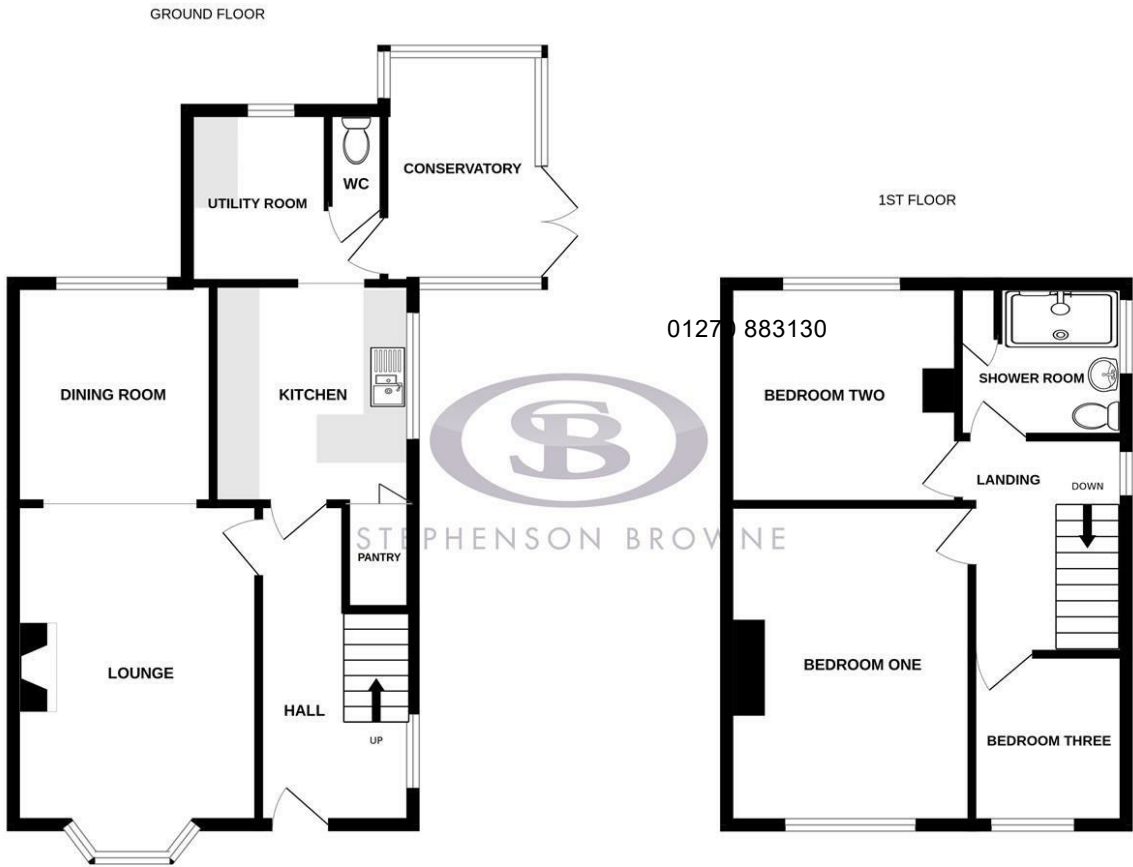
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**Alsager AML Disclosure**

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

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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