



**11 Moorson Avenue**  
ST7 3JX  
**£410,000**



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STEPHENSON BROWNE

An incredibly rare opportunity to purchase an extended and fully renovated semi-detached home with THREE DOUBLE BEDROOMS and EXCEPTIONAL COUNTRYSIDE VIEWS TO THE FRONT AND REAR!

Having undergone a full scheme of modernisation in recent years and a real credit to the current owner, this sizeable family home has been expertly remodelled to create a stunning home. The property is nestled amongst countryside with sensational views towards both Mow Cop and Cheshire, and is situated in a prime position within Scholar Green.

A huge kitchen/diner with a central island, bi-folding doors and a host of integrated appliances, leads to an inner hallway which accesses the majority of the ground floor accommodation, including; two double bedrooms with fitted wardrobes, a gorgeous family bathroom with a bath and walk-in shower, and a well-proportioned lounge. There is also a Conservatory just off the lounge, which benefits from the views over the surrounding fields and countryside to create an idyllic room to relax.

To the first floor is a further double bedroom, with a stylish en-suite shower room. This bedroom in particular offers unrivalled views to both the front and rear of the property, looking towards Mow Cop to the rear, and far-reaching views over Cheshire to the front elevation.

Outside there are gardens to the front and rear, both featuring patio areas, with the rear garden also including a decked seating area. Both gardens offer an excellent degree of privacy, with the front garden in particular retaining fantastic views over fields. Off-road parking is provided via a gravelled driveway and a generous detached garage/workshop, which could suit a variety of uses.

Situated at on a private unadopted lane just off Station Road in Scholar Green, the property is ideally placed for a number of commuting links such as the A34, A500 and M6, whilst remaining close to canal walks and local amenities/pubs etc.

A superb home which must be seen to be fully appreciated!



## Kitchen/Diner

22'11" x 13'1"

UPVC double glazed bi-folding doors to the garden, skylight lantern window, tiled flooring, radiator, central island with Breakfast bar, integrated oven, washing machine, dishwasher, induction hobs, one and a half bowl sink with drainer, space for a fridge/freezer, stairs to the first floor.

## Inner Hall

10'0" x 6'6"

Laminate flooring, radiator, ceiling light point.

## Lounge

16'1" x 11'3"

Laminate flooring, radiator, floor-to-ceiling UPVC double glazed window and sliding door leading to the Conservatory, downlights, media wall with electric fireplace.

## Conservatory

12'8" x 9'6"

Laminate flooring, UPVC double glazed windows and French doors leading to the rear garden, radiator, views over fields and countryside.

## Bedroom Two

14'4" x 10'8"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed bi-folding doors to the garden, downlights, radiator.

## Bedroom Three

13'6" x 10'2"

Maximum measurements - Fitted carpet, UPVC double glazed window and French doors leading to the garden, downlights, radiator, storage cupboard, fitted wardrobes.

## Bathroom

9'8" x 8'8"

Tiled flooring, UPVC double glazed window and Velux skylight, part tiled walls, chrome towel radiator, W/C, wash basin and vanity unit, bath, walk-in shower.

## Landing

Fitted carpet, ceiling light point.

## Bedroom One

16'11" x 13'7"

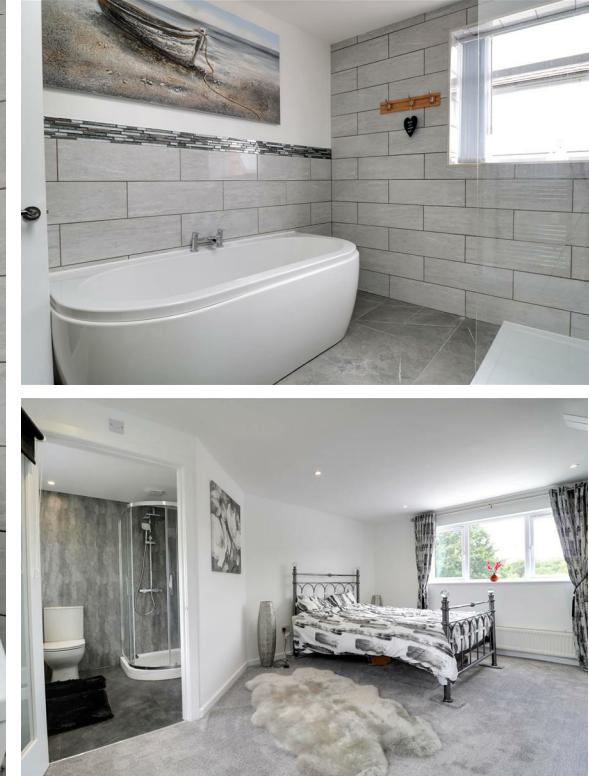
Fitted carpet, two UPVC double glazed windows, countryside views to the front and rear, two radiators, downlights.



## **En-Suite**

7'0" x 6'0"

Laminate tile-effect flooring, UPVC double glazed window with countryside views, downlights, extractor fan, chrome towel radiator, panelled walls, W/C, wash basin with vanity unit, shower cubicle.



## **Outside**

To the front of the property is delightful garden featuring patio and lawned areas, with border hedges and shrubs, benefitting from an excellent degree of privacy whilst retaining stunning countryside views. To the rear of the property is a lawned garden with patio and decked areas alongside mature shrubs, with gated access leading to the double-width gravelled driveway.

## **Garage/Workshop**

21'7" x 11'5"

A generous detached garage/workshop with UPVC double glazed side window and door for access, power and lighting, double garage doors opening from the driveway.

## **Council Tax Band**

The council tax band for this property is C.

## **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**

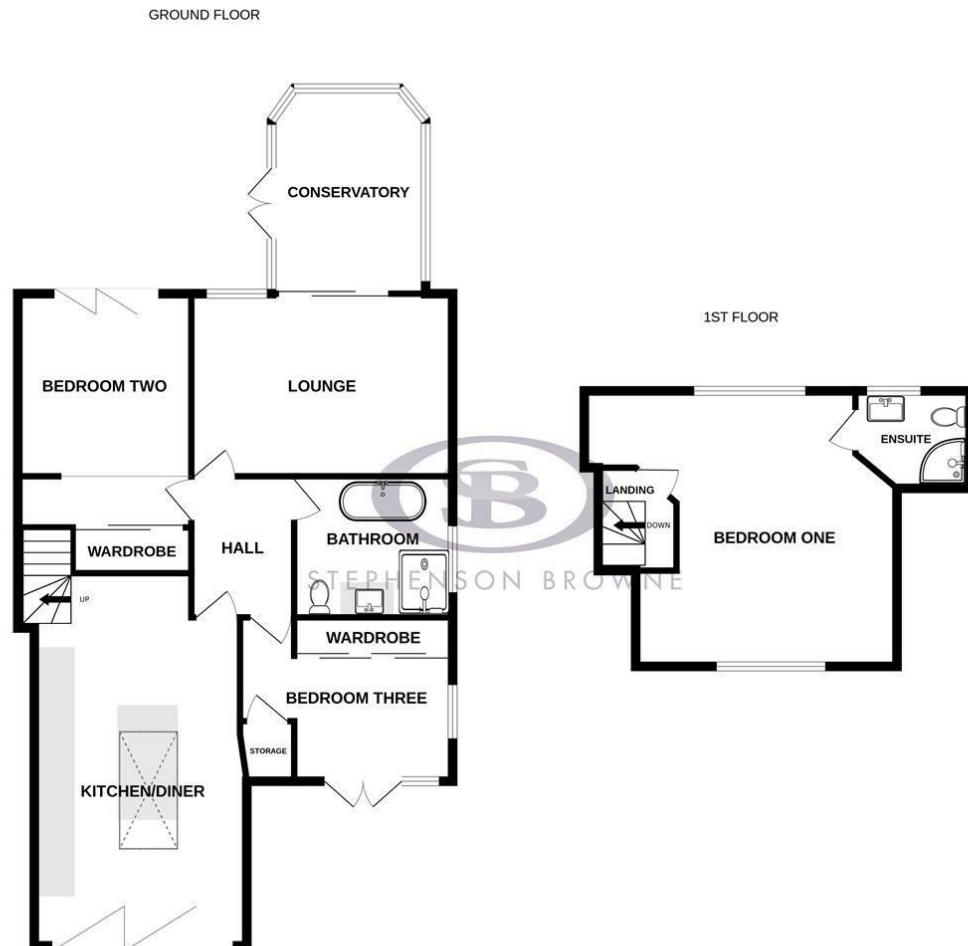
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## **Alsager AML Disclosure**

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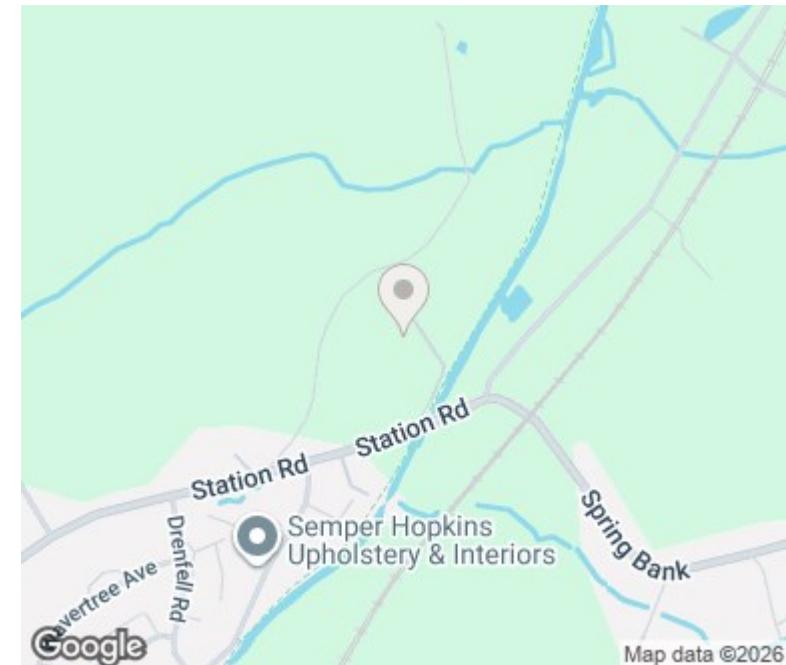


## Floor Plan



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		84
(81-91) B		
(69-80) C		63
(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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