



STEPHENSON BROWNE

Farrell Drive, Alsager

ST7 2GY



Offers Over £260,000

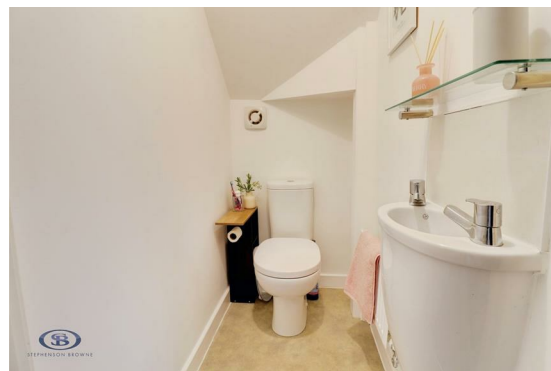
Description

A very well presented, three bedroom detached home located on the popular 'Hedgerows' development by Persimmon Homes, a popular development within easy reach of central Alsager, providing access to its many amenities and highly regarded schooling. This home is perfect for modern living, providing well planned accommodation for a range of buyers.

The entrance porch provides access to the spacious lounge, through to the inner hallway with stairs to the first floor, access to the downstairs WC and stunning kitchen diner with French doors to the garden. Presenting a range of contemporary wall, base and drawer units, a range of integral appliances and ample space for a family dining table, making it an ideal room for entertaining! Upstairs, the principal bedroom benefits from it's own en-suite shower room, bedroom two is a good sized double bedroom and a third generous single bedroom. The modern family bathroom hosts a three piece suite with shower over bath.

Externally to the private rear garden is a great size, laid mainly to lawn with a paved patio area. The property also has an additional strip to the rear ideal for a garden shed, with the base already in place for this. This home offers a lovely position tucked away in a cul-de-sac location with a tarmac driveway to suit two cars and paved pathway leading to the rear

To truly appreciate Farrell Drive's position and size, viewings come highly recommended! Call Stephenson Browne today to arrange yours!



Room Descriptions

Entrance Porch

Composite entrance door having double glazed frosted insets. Single panel radiator.

Lounge

10'4" x 16'1"

Single panel radiator. Double panel radiator. TV aerial point. Telephone point. Door into:-

Inner Hall

Stairs to the first floor. Single panel radiator. Door into:-

Kitchen Diner

7'7" x 18'10"

Range of wall, base and drawer units with stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with gas hob and extractor canopy over. Integrated dishwasher and fridge freezer. Space for a washing machine. Double panel radiator. Double glazed French doors opening to the rear garden.

Downstairs WC

4'6" x 2'11"

Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin.

First Floor Landing

Doors to all rooms. Double glazed frosted window to the side elevation. Storage cupboard having shelving.

Principal Bedroom

14'3" x 9'6"

Double panel radiator. Two double glazed windows to the front elevation. Door into:-

En-Suite

4'4" x 6'10"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with shower over. Double glazed frosted window to the front elevation. Heated towel rail.

Bedroom Two

11'2" x 8'8"

Single panel radiator. Double glazed window to the rear elevation.



Bedroom Three

9'10" x 7'10"

Single panel radiator. Double glazed window to the rear elevation.

Family Bathroom

8'9" x 5'6"

Three piece suite comprising a low level WC, vanity wash hand basin and a panelled bath with mixer tap and shower attachment over. Double glazed frosted window to the side elevation. Partly tiled walls. Heated towel rail.

Externally

The property is approached by a tarmac driveway providing side-by-side parking for two vehicles. Paved pathway leading down the side of the property to an access gate opening to the rear garden. The enclosed, private rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries. Outside light. Outside tap.

Integral Garage

16'1" x 7'11"

Car charging point. Up and over door to the front. Power and lighting.

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.

Council Tax Band

The council tax band for this property is C.

Freehold Tenure & Charges

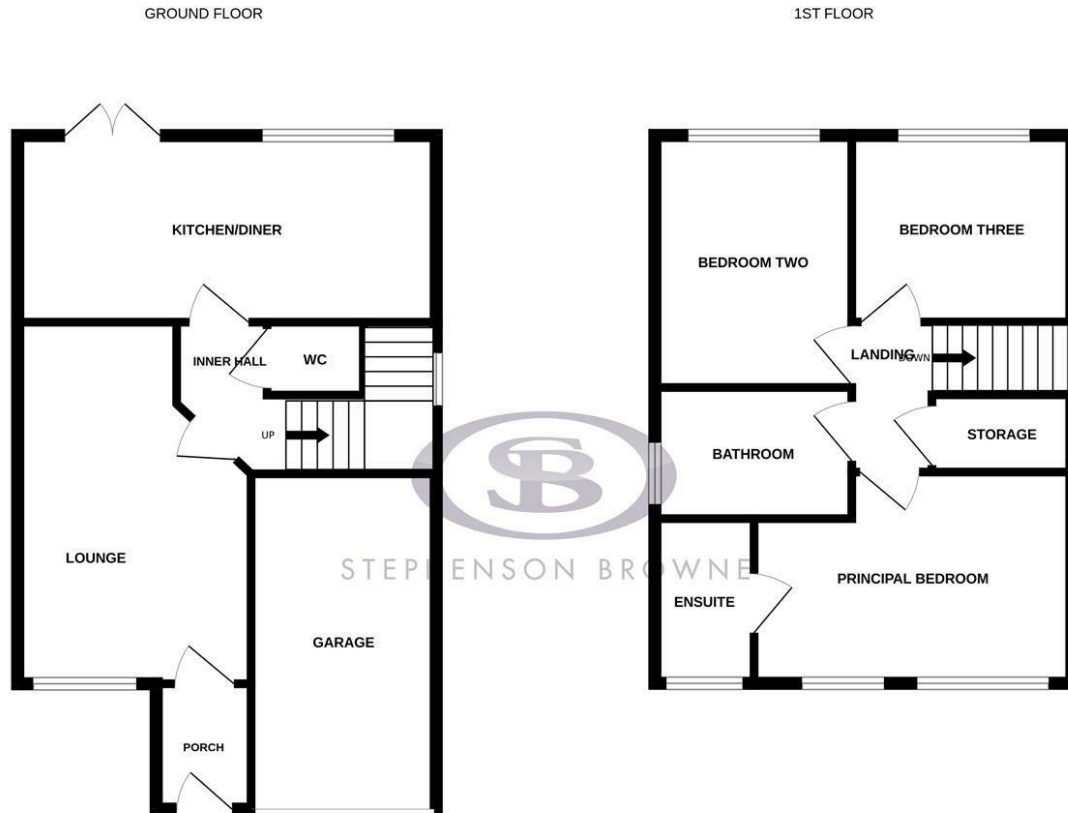
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development, the cost is to be confirmed. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of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

NB: Copyright

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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) A			94
(81-91) B		82	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.

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