



11 Bedford Grove

ST7 2SR

Offers Over £450,000



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STEPHENSON BROWNE

POPULAR RESIDENTIAL LOCATION - GREAT POTENTIAL - GENEROUS PLOT - Stephenson Browne are delighted to present a fantastic opportunity to acquire this FIVE BEDROOM DETACHED, family home located on the ever popular, Bedford Grove. Having extended accommodation, the property presents a unique opportunity to complete and tailor the renovations to your preference and specification, with some works being completed but offering a blank canvas with further potential for extension and improvement (subject to the necessary permissions. The home is positioned within a highly desirable area of Alsager, close to the town and it's many amenities, as well as excellent schooling and countryside walks on your doorstep.

Internally, there is an entrance hall, opening into the spacious open-plan kitchen/dining/family room with access to the utility room and downstairs WC. The lounge features a recently fitted multifuel burner having double doors into the dining area. The first floor has an impressively sized principal bedroom, three further double bedrooms and a fifth bedroom/study. The family bathroom has also been refitted by the current owners to include a modern three piece suite, in addition to a separate first floor WC.

Externally, the property boasts a spacious front garden with driveway providing off road parking for numerous vehicles leading to the integral single garage, with gated access to the rear garden. To the rear, an enclosed and private garden mainly laid to lawn with paved patio area offering great potential!

To full appreciate the properties position, spacious accommodation and potential, an internal inspection is highly recommended. Contact Stephenson Browne today to arrange yours!



Entrance Hall

Wood panelled entrance door having glazed frosted insets. Stairs to the first floor. Double panel radiator.

Lounge

17'1" x 14'3"

Double panel radiator. Glazed window to the front elevation. Multi fuel burner with wooden mantle. Double doors into:-

Kitchen Diner

23'11" x 10'9"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Glazed windows to the rear elevation. Glazed door opening to the rear garden. Single panel radiator.

Utility Room

8'2" x 9'0"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Wood panelled door with glazed insets opening to the rear garden. Glazed window to the rear elevation. Single panel radiator. Door into:-

Downstairs WC

2'8" x 8'4"

Glazed frosted window to the side elevation. Electric heater. Two piece suite comprising a low level WC and a vanity wash hand basin with storage cupboard below.

First Floor Landing

Doors to all rooms. Two loft access points Storage cupboard with hanging rail and shelving. Glazed frosted window to the side elevation.

Principal Bedroom

14'7" x 12'9"

Two glazed windows to the front elevation. Double panel radiator.

Bedroom Two

14'9" x 10'6"

Glazed window to the rear elevation. Double panel radiator.

Bedroom Three

8'11" x 8'1"

Double panel radiator. Glazed window to the front elevation. Fitted bedroom furniture with hanging rail, shelving and drawers.



Bedroom Four

11'7" x 8'2"

Glazed window to the front elevation. Double panel radiator.

Bedroom Five

5'4" x 8'3"

Glazed window to the rear elevation. Double panel radiator.

Separate WC

4'11" x 3'0"

Glazed frosted window to the side elevation. Low level WC. Half tiled walls.

Family Bathroom

8'11" x 5'4"

Two double glazed windows to the rear elevation. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a corner panelled bath with mixer tap, rainfall shower and rinser attachment. Modern wall mounted radiator.

Garage

16'3" x 8'4"

Power and lighting. Electric roller door to the front. Courtesy door to the side.

Externally

The front of the property is approached by a paved driveway providing off road parking for numerous vehicles to the integral garage. The front garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. Gated access to the rear garden. The rear garden enjoys a great degree of privacy, being mainly laid to lawn with hedges boundaries all round. Paved patio area providing ample space for garden furniture.

NB: Tenure

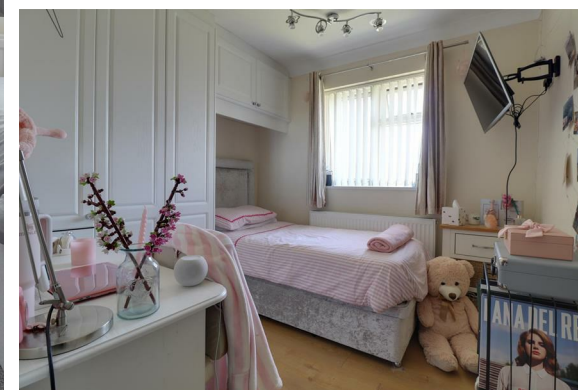
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is E.

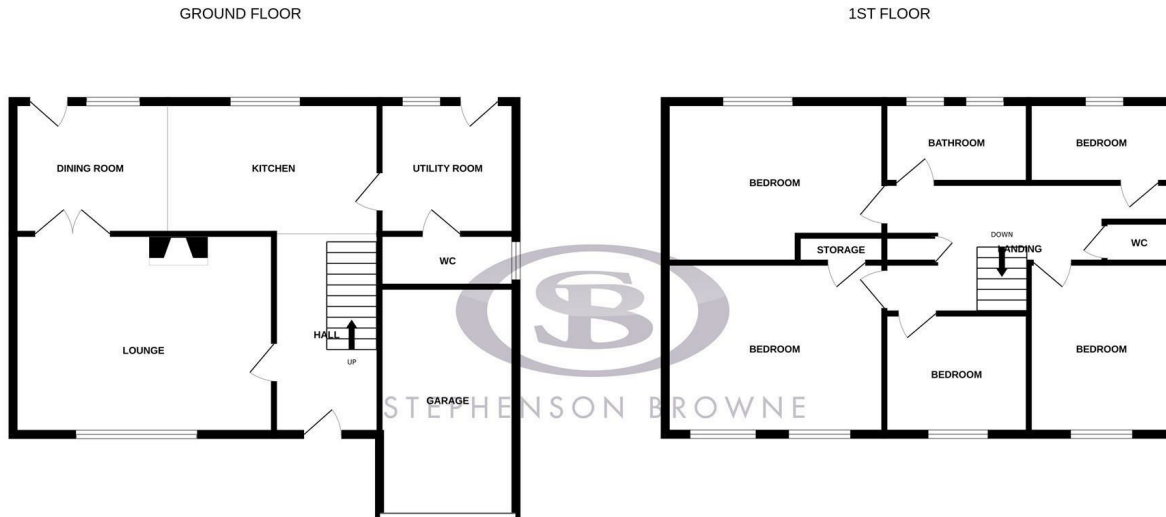
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Floor Plan



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			83
(81-91) B			
(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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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