

STEPHENSON BROWNE

Wesley Avenue, Alsager

ST7 2NG

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Offers Over £170,000

Description

A two bedroom semi-detached home within walking distance of Alsager town centre, which would be an ideal first time buy or buy to let investment!

The property features two reception rooms, with a kitchen/breakfast room and a ground floor bathroom completing the ground floor. To the first floor are two double bedrooms, with a staircase leading to a very useful loft room which could become a third bedroom (subject to planning permission/building regulations). There is also a cellar to the property.

Off-road parking for a small vehicle is provided via a brick-paved frontage to the property, whilst to the rear there is a garden which features patio and lawned areas with border shrubs and a seating area.

Situated on Wesley Avenue, the property is perfectly placed for the wealth of amenities within Alsager itself, whilst commuting links such as the M6, A500 and A34 are within easy reach, with Alsager Train Station also nearby. There are also several schools in close proximity, including Alsager School and Alsager Highfields Foundation Primary School.

A fantastic home which would make an ideal first time buy and must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Dining Room
12'2" x 11'5"
Laminate flooring, composite front door, UPVC double glazed window, ceiling light point, radiator, feature fireplace.

Lounge
12'2" x 11'6"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Kitchen
12'0" x 10'0"
Maximum measurements; Vinyl tile effect flooring, ceiling light point, wall and base units, tiled splashback, stainless steel sink with drainer, space and plumbing for appliances, Baxi gas central heating boiler.

Bathroom
6'6" x 5'8"
Tiled flooring, UPVC double glazed window, downlights, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

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

Bedroom One
12'4" x 11'6"
Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, storage cupboard.

Bedroom Two
12'2" x 11'4"
Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, stairs leading to the loft room.

Loft Room
10'9" x 8'9"
Fitted carpet, skylight window, ceiling light point, eaves storage space.













Outside
To the front of the property is a brick paved frontage providing parking for a small vehicle, whilst the rear garden features patio and lawned areas, with a decked and brick paved seating area.

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.

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.

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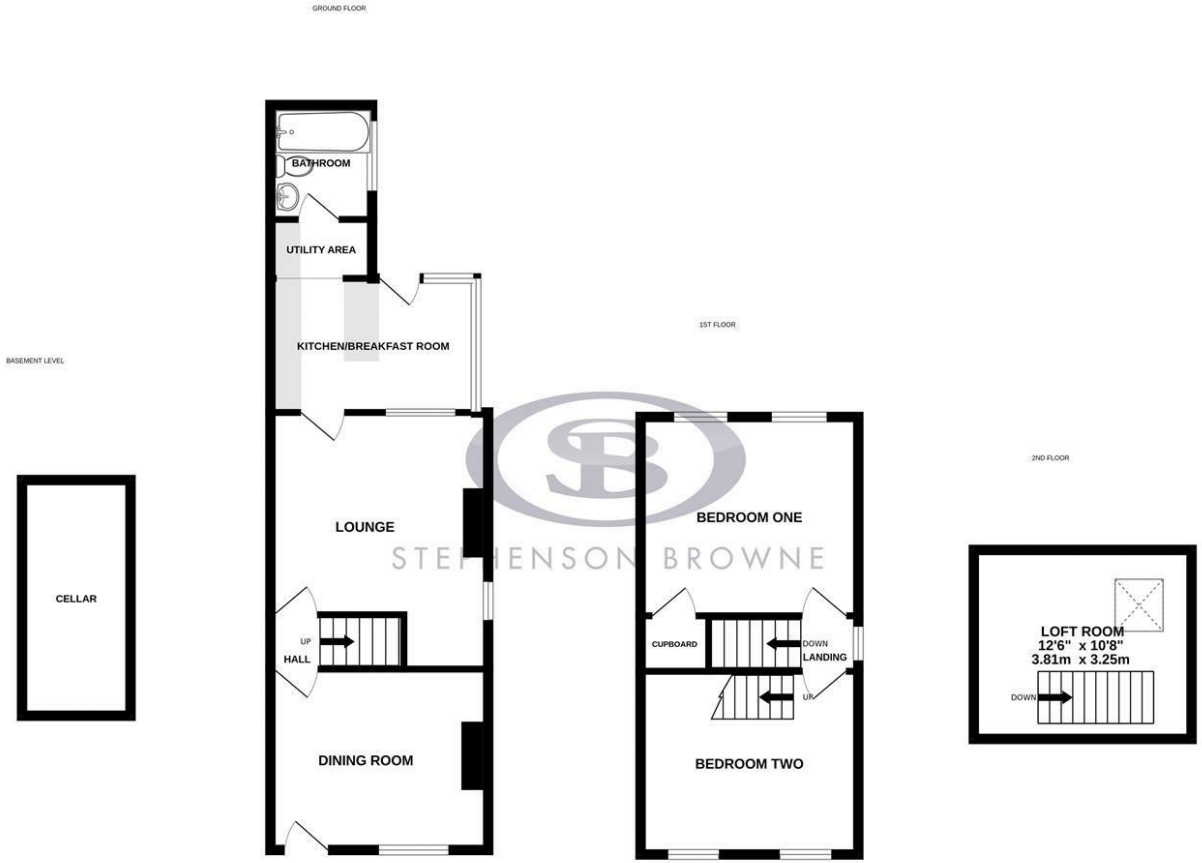








Floorplans

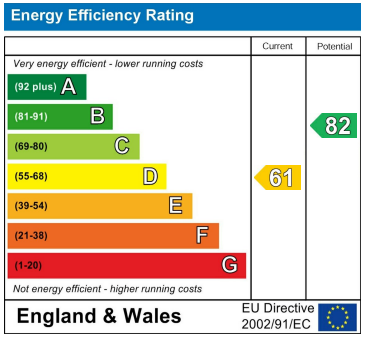


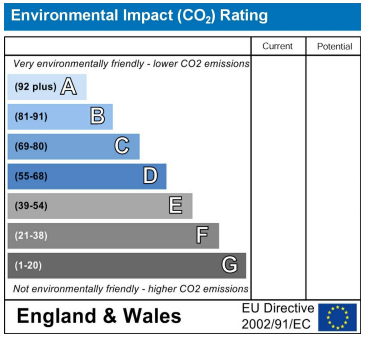
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk