



STEPHENSON BROWNE

**Alfred Moseley Place,
Alsager**

ST7 2ZL



Offers Over £320,000

Description

A beautifully presented modern four-bedroom detached family home presented to an exceptional standard throughout, overlooking a play area to the front aspect and accessed via a private road!

A superb opportunity to purchase a stunning family home in a sought-after area close to Alsager town centre, offering well-proportioned accommodation throughout which makes fantastic use of the available space, as well as a south-facing garden!

Built in 2023 to Wain Homes' 'Nelson' design, the property has been very well cared for and improved by the current owners to create a simply gorgeous home, benefiting from solar panels for further efficiency (which are owned outright).

An entrance hallway leads to the downstairs W/C and lounge, with a sizeable kitchen/diner featuring a host of integrated appliances and French doors leading to the rear garden. Upstairs, there are four bedrooms and a family bathroom, with the principal bedroom also benefiting from an en-suite shower room.

Ample off-road parking is provided via a tarmac driveway and a garage, whilst the delightful and fully enclosed south-facing rear garden features patio and lawned areas with a gravel border - ideal for families with children and/or pets!

Lawton Green is a sought-after development close to Alsager town centre, which benefits from excellent links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Church Lawton School, Alsager Highfields Foundation Primary School and Alsager School, whilst leisure facilities such as Alsager Golf & Country Club are also within easy reach.

A beautiful and modern family home offering fantastic living space! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

Fitted carpet, composite front door, ceiling light point, radiator.

Downstairs W/C

Vinyl herringbone effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with tiled splashback.

Lounge

14'10" x 10'7"

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

Kitchen/Diner

19'4" x 11'7"

Maximum measurements - Vinyl herringbone effect flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator, one and a half bowl stainless steel sink with drainer, integrated hobs, cooker hood and oven, fridge/freezer, dishwasher. Space and plumbing for appliances, wall and base units providing ample storage space.



Landing

Fitted carpet, ceiling light point, radiator, airing cupboard, loft access.

Bedroom One

11'8" x 10'6"

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



En-Suite

8'4" x 3'3"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, part tiled walls, chrome towel radiator, W/C, pedestal wash basin, shower cubicle.



Bedroom Two

12'2" x 8'0"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light points, radiator.



Bedroom Three

11'2" x 8'6"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator - currently used as a dressing room.



Bedroom Four

9'7" x 8'1"

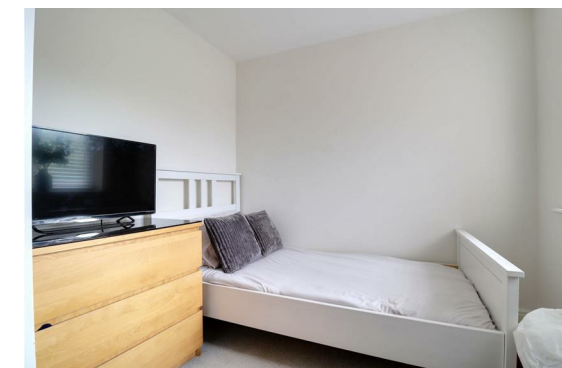
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bathroom

6'3" x 6'1"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.



Outside

To the front of the property is a tarmac driveway (accessed via a private road/drive), with views onto the play area in front of the property. The rear garden is fully enclosed and features patio and lawned areas with a gravel border.



Garage

A single garage with Up and Over garage door, power and lighting, electric car charge point.

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, which we await confirmation of. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.



Council Tax Band

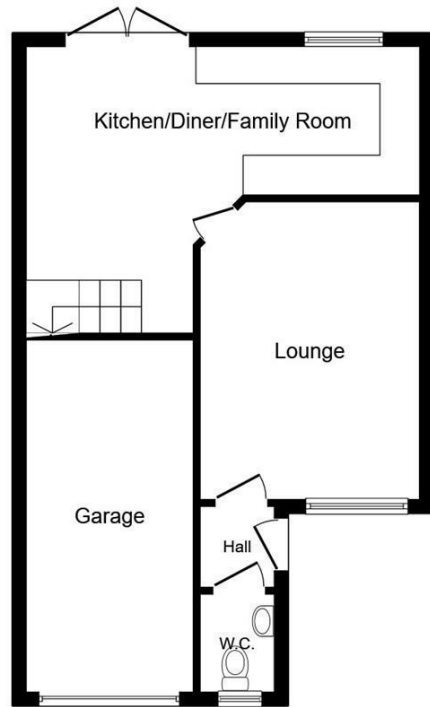
The council tax band for this property is E.

NB: Copyright

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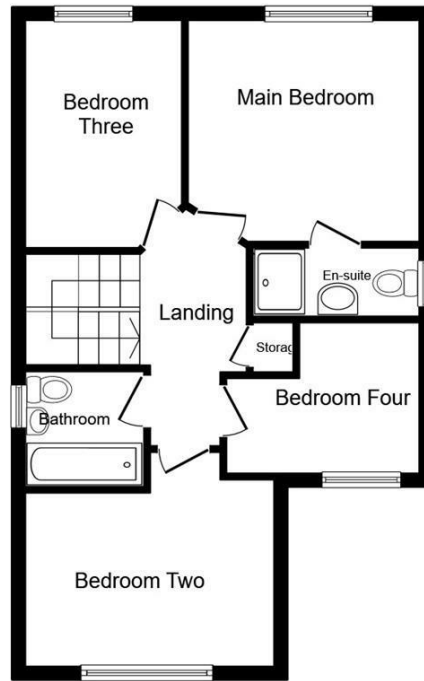


Floorplans



Ground Floor

Floor area 51.7 sq.m. (557 sq.ft.)



First Floor

Floor area 51.7 sq.m. (556 sq.ft.)

Total floor area: 103.4 sq.m. (1,113 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	85	86

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

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**

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