



STEPHENSON BROWNE



Cheshire Crescent, Alsager

ST7 2FE



£440,000

DESCRIPTION

A simply stunning **FOUR DOUBLE BEDROOM** detached family home in a very sought-after location close to Alsager School, benefiting from a beautifully landscaped **SOUTH-FACING** rear garden!

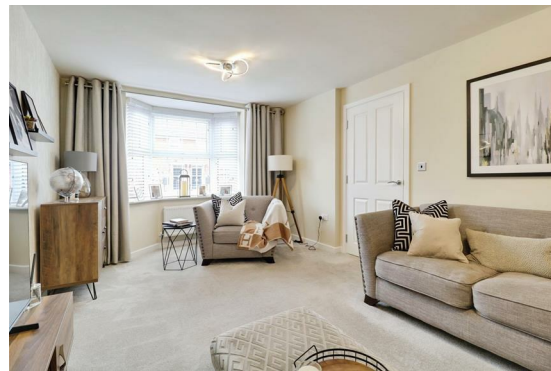
Immaculately presented throughout and a real credit to our current owners, this spacious family home has been carefully maintained and upgraded since being built by David Wilson Homes in 2020 to their brilliant 'Milford' design, creating a fantastic family home with well-proportioned accommodation throughout.

An entrance hallway leads to a spacious lounge, a downstairs W/C, and the fantastic open plan kitchen/diner, which features a host of integrated appliances including a fridge/freezer, five ring hob, double oven and dishwasher. An ideal entertaining space, the kitchen also features French doors which open into the rear garden, providing an superb focal point for the property. The ground floor is completed via a very useful utility room.

Upstairs there are four double bedrooms, with the principal bedroom featuring an en-suite shower room, whilst the family bathroom features a bath and a separate shower cubicle.

Off-road parking is provided via a tarmac driveway and a brick-built single garage (with an electric car charge point), but the real show-stopper here is the rear garden, which has been carefully landscaped with lawned and patio areas, with raised timber beds. Providing an abundance of colour and beautifully maintained, this garden is the perfect to host guests or simply relax in an idyllic setting!

The property provides excellent links to



commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

A beautifully presented family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

Composite front door, Amtico flooring, radiator, two ceiling light points, storage cupboard, feature panelling.

Downstairs W/C

5'10" x 2'10"
Amtico flooring, ceiling light point, extractor fan, part tiled walls, radiator, W/C, pedestal wash basin.

Lounge

17'7" x 10'7"
Fitted carpet, UPVC double glazed bay window, two ceiling light points, two radiators.

Kitchen/Diner

19'10" x 11'5"
Plus recess for UPVC double glazed French doors - Amtico flooring, UPVC double glazed windows, three ceiling light points, radiator, stainless steel sink with drainer, integrated five-ring gas hob, double oven, fridge/freezer, dishwasher, wall and base units, space for a large dining table.

Utility Room

6'10" x 6'0"
Composite rear door, Amtico flooring, ceiling light point, radiator, wall and base units, integrated washing machine.

Landing

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

Bedroom One

15'1" x 11'10"
Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, two fitted wardrobes.

En-Suite Shower Room

7'3" x 6'3"
Maximum measurements - Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, extractor fan, towel radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

Bedroom Two

13'3" x 10'3"
Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three

11'7" x 8'10"
Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, recess with space for wardrobes.



Bedroom Four

10'3" x 9'6"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, recess with space for wardrobes.

Bathroom

9'5" x 6'4"

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

Outside

To the front of the property is a double-width tarmacadam driveway and a lawn with border shrubs, whilst the stunning south-facing rear garden features an Indian stone patio, lawn, raised timber beds and border shrubs - fully enclosed and an ideal space for families with children and/or pets!

Garage

A single garage with power and lighting, up and over garage door, and an electric car charge point to the side of the property.

Council Tax Band

The council tax band for this property is E.

Freehold Tenure & Charges

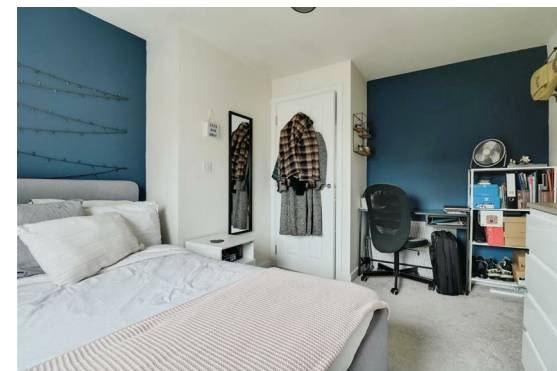
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £155 per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

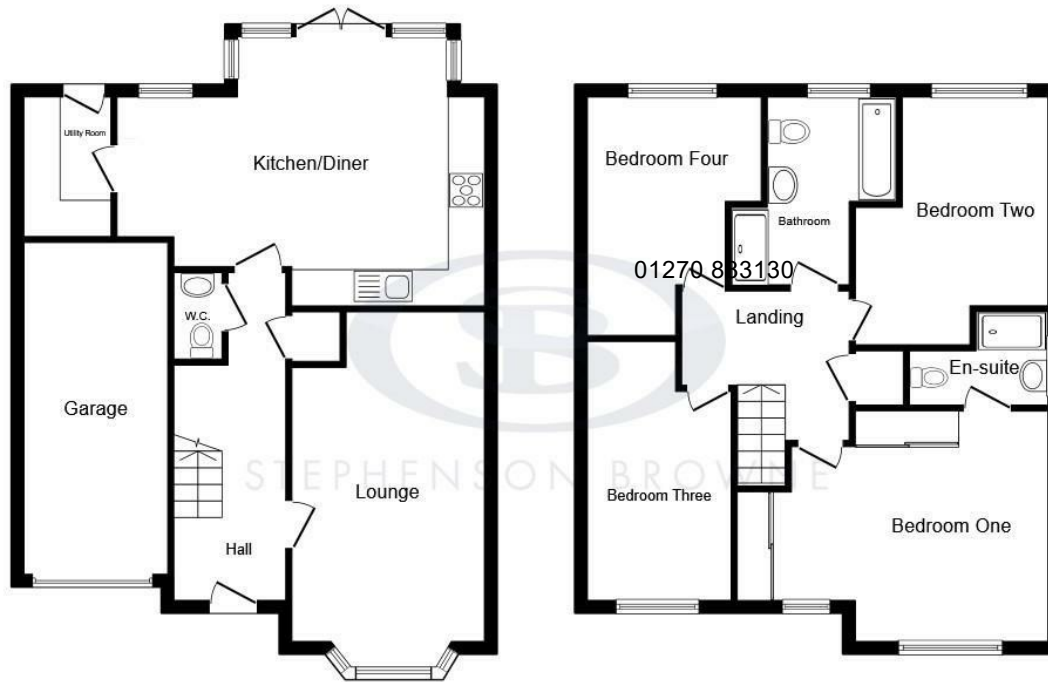
Alsager AML Disclosure

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.



Floorplans

Cheshire Crescent, Alsager, ST7 2FE



Ground Floor
Floor area 69.2 sq.m. (745 sq.ft.)

First Floor
Floor area 66.1 sq.m. (711 sq.ft.)

Total floor area: 135.2 sq.m. (1,456 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
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 on the final 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