



STEPHENSON BROWNE

Hassall Road, Alsager

ST7 2HQ



£600,000

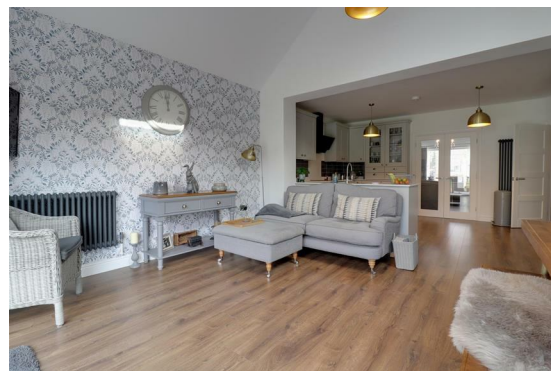
DESCRIPTION

BEAUTIFULLY PRESENTED, FULLY MODERNISED & EXTENDED DETACHED DORMER BUNGALOW WITH SOUTH WESTERLEY PRIVATE GARDENS. - A three bedroom, detached dormer bungalow enjoying a pleasant, non-estate position on a sought-after, established thoroughfare within the heart of Alsager. The bungalow has undergone a vast programme of improvement works by the current owner, including extension to the rear.

In brief the property comprises: Entrance hall, lounge having double doors to the kitchen, a fully refitted kitchen with an array of integrated appliances, dining/family area having bi-fold doors opening out to the rear garden, principal bedroom to the ground floor with vaulted ceiling and access to the en-suite bathroom. A further double bedroom and downstairs WC/utility room completes the ground floor. To the first floor, an additional double bedroom and four piece bathroom suite are located, together with a study and separate store offering great potential for a fourth bedroom (subject to the usual permissions).

Externally, the property benefits from ample off road parking, a detached double garage with power and mature gardens to the rear enjoying a private and south-westerly aspect.

To fully appreciate the property's position, well planned and beautifully presented accommodation, early viewing is strongly recommended.





ROOM DESCRIPTIONS

Entrance Hall

Two modern cast iron radiators. Doors to all rooms. Storage cupboard with telephone point.

Bedroom Two

12'8" x 12'3"

Modern cast iron radiator. Double glazed window to the front elevation.

Downstairs WC/Utility

9'0" x 5'6"

Three piece suite comprising a low level WC, vanity wash hand basin with mixer tap, splashback tiling and storage cupboard below, and and bidet. Partly tiled walls. Modern cast iron radiator. Integrated washing machine.

Lounge

17'0" x 13'9"

Two modern cast iron radiators. Adam's style fireplace with electric fire. TV aerial and telephone points. Double glazed window to the front elevation.

Kitchen Diner/Family Room

Kitchen Area

15'8" x 10'10"

A range of wall, base and drawer units with Quartz work surfaces over incorporating a Innova Belfast style sink with drainer and mixer tap. Integrated Samsung induction hob with Lamona extractor canopy over. Integrated Samsung dual single ovens. Integrated dishwasher. Integrated 50/50 fridge freezer. Modern cast iron radiator.

Dining/Family Area

15'11" x 11'7"

Bi-fold doors opening to the rear garden. Two modern cast iron radiators. Velux skylight. TV aerial point. Telephone point.

Inner Hall

Modern cast iron radiator. Double glazed frosted window to the side elevation. Stairs to the first floor. Door into:-

Principal Bedroom

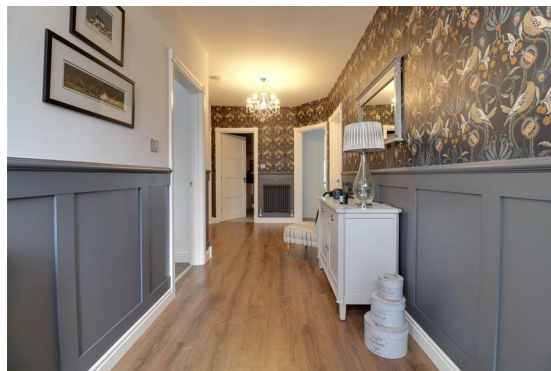
15'11" x 11'2"

Two modern cast iron radiators. Double glazed window to the rear elevation. Vaulted ceiling.

En-Suite Bathroom

8'9" x 7'0"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboards below, and a freestanding bath with mixer tap having rinser attachment. Half tiled walls. Double glazed frosted window to the side elevation.



First Floor Landing

Doors to all rooms.

Study

6'0" x 5'3"

Single panel radiator. Door into:-

Storage Room

7'4" x 5'3"

Single panel radiator.

Shower Room

8'11" x 6'11"

Four piece suite comprising a double shower cubicle with rainfall shower having rinser attachment, a vanity wash hand basin with mixer tap and storage cupboard below, a low level WC with push button flush and a bidet. Heated towel rail. Partly tiled walls. Velux skylight. Door into eaves storage.

Bedroom Three

16'2" x 10'3"

Two Velux skylights. Single panel radiator. TV aerial point. Loft access point.

Detached Double Garage

17'10" x 15'4"

Composite door to the side. Two double glazed windows to the rear. Double split opening door to the front. Power and lighting.

Externally

The property is accessed via a shale driveway providing ample off road parking for numerous vehicles. Fenced and hedged boundaries. Access gate opening to the rear garden leading to a further shale area to a detached double garage. The mature garden is mainly laid to lawn with paved patio area providing ample space for garden furniture, also having a range of trees, shrubs and plants. Fenced boundaries.

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

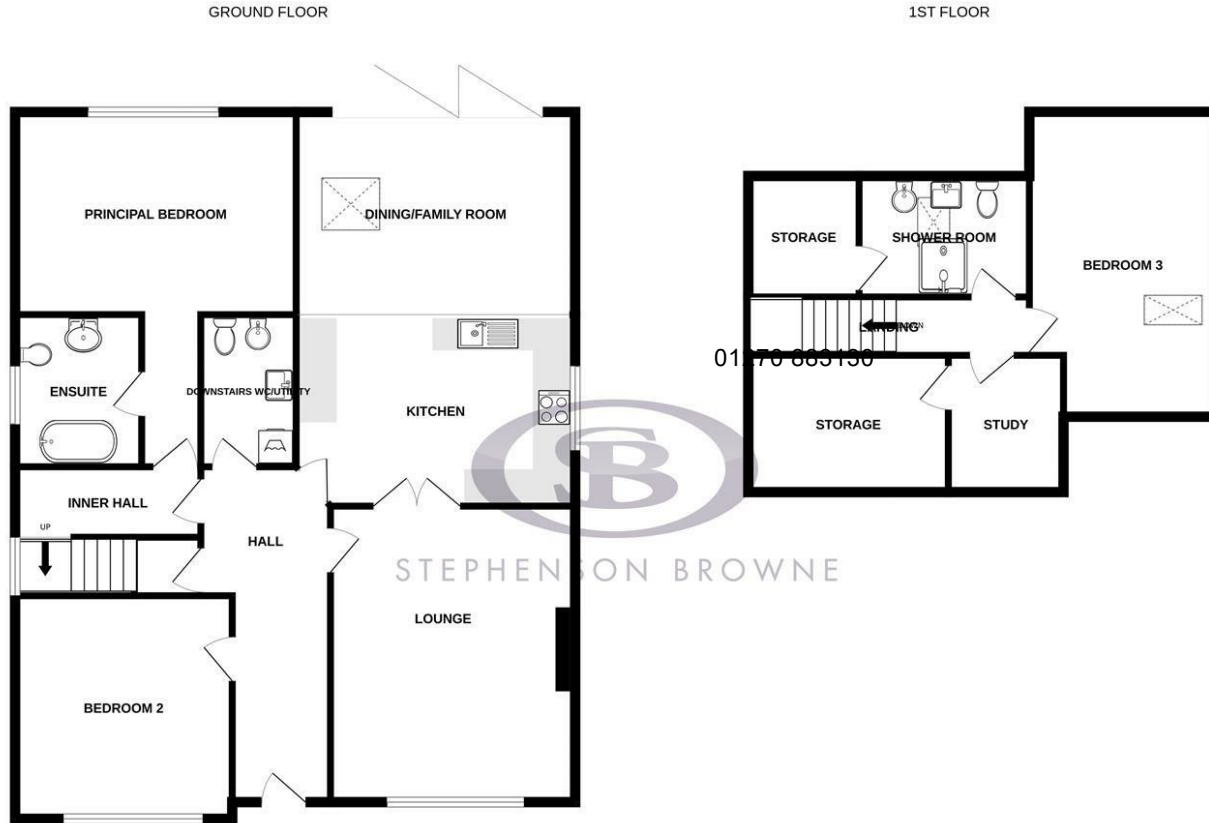
The council tax band for this property is D.

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73	England & Wales
		81	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.

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

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