



STEPHENSON BROWNE

## Marsh Lane, Alsager

ST7 2LJ



**£225,000**

## Description

NO ONWARD CHAIN! A fantastic opportunity to purchase a three bedroom semi detached family home in Alsager which features well-planned accommodation throughout offering great potential for a buyer looking to put their stamp on a property to create their next family home.

An entrance porch leads to an entrance hall with access to the spacious lounge/diner and kitchen, hosting a range of units. Upstairs, there are three double bedrooms and a three piece family bathroom. Ample off-road parking is provided via a driveway and an attached garage, whilst the rear garden features lawned and patio areas with mature border shrubs, 10' x 8' log cabin home office/craft room and gated side access. This home enjoys use of energy from third party owned solar panels

Situated on Marsh Lane, the property is ideally placed for the wealth of amenities within Alsager, including several schools such as Cranberry Academy and Alsager School. Leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

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



# Room Descriptions

## Entrance Porch

Wood panelled entrance door having glazed inset.  
Wood panelled door having frosted glazed inset leading to the rear garden. Door into:-

## Entrance Hall

Stairs to the first floor. Double panel radiator.  
Door into:-

## Kitchen

7'9" x 9'10"

Range of wall, base and drawer units with wooden work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Space and plumbing for a washing machine. Space for a freestanding fridge freezer. Space for a cooker. Double glazed window to the rear elevation.

## Lounge Diner

## Lounge Area

12'4" x 7'9"

Double glazed window to the front elevation.  
Adam's style fireplace with electric fire.

## Dining Area

11'6" x 8'7"

Double panel radiator. Double glazed sliding patio doors opening to the rear garden. Understairs storage cupboard.

## First Floor Landing

Doors to all rooms. Loft access point.

## Bedroom One

12'3" x 9'10"

Single panel radiator. Double glazed window to the front elevation.

## Bedroom Two

13'0" x 8'9" max

Single panel radiator. Double glazed window to the front elevation.

## Bedroom Three

11'7" x 8'0"

Single panel radiator. Double glazed window to the rear elevation.



### Family Bathroom

7'0" x 8'0" max

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. Single panel radiator. Double glazed frosted window to the rear elevation.

### Externally

The property is approached by a driveway providing ample off road parking for numerous vehicles leading to an attached garage. Borders housing a variety of trees, shrubs and plants. The rear garden is partly paved providing space for garden furniture and partly laid to lawn with borders housing a variety of trees, shrubs and plants. 10' x 8' log cabin home office/craft room and gated side access.

### Garage

15'7" x 8'3"

Up and over door to the front. Power and lighting.

### 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.

### Council Tax Band

The council tax band for this property is C.

### 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.

### NB: Solar Panels

We have been advised by the seller of the property that this home benefits from solar panels which are owned by a third-party, we would advise any potential purchaser to discuss this with their solicitor prior to exchange of contracts.

### NB: Copyright

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



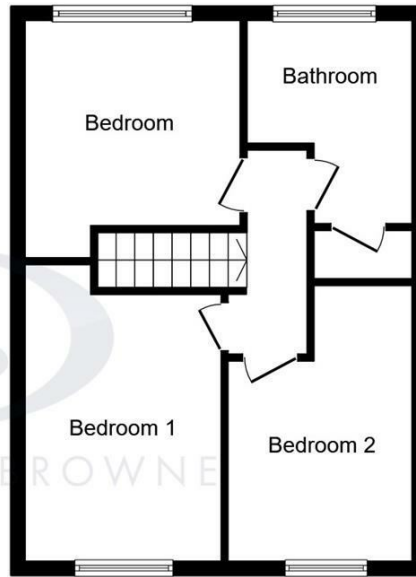
# Floorplans

Marsh Lane



**Ground Floor**

Floor area 49.9 sq.m. (537 sq.ft.)



**First Floor**

Floor area 44.1 sq.m. (474 sq.ft.)

Total floor area: 93.9 sq.m. (1,011 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)