



STEPHENSON BROWNE

Close Lane, Alsager

ST7 2UN



£310,000

DESCRIPTION

A fantastic opportunity to purchase a four bedroom semi-detached family home in a popular position within Alsager, which is well presented throughout!

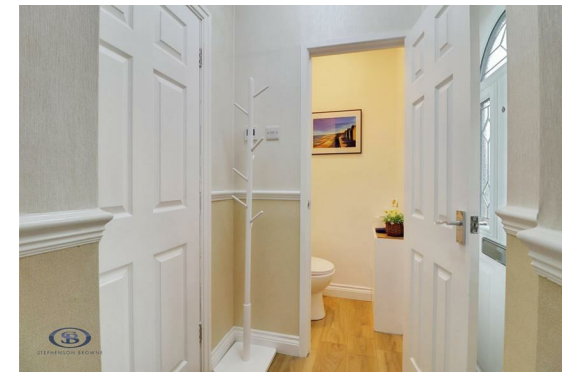
An entrance hall porch gives access to the downstairs WC and integral garage, and leads to the well-proportioned lounge through diner opening into the conservatory overlooking the rear garden. The fitted kitchen features a range of units and all the necessary integrated appliances. To the first floor, three double bedrooms and a good sized single bedroom, with the principal having its own en-suite shower room. The three piece family bathroom suite completes the internal accommodation.

Ample off-road parking is provided via a block paved driveway to the front of the property, whilst the delightful rear garden features lawned and patio areas, with borders bringing plenty of colour into the enclosed garden. A well-proportioned and quiet space, the garden is ideal for families with children and/or pets!

Situated on Close Lane, an incredibly convenient location for the wealth of amenities within Alsager town centre, as well as commuting routes such as the M6, A500 and A34. Several schools are nearby, including Cranberry Academy and Alsager School, alongside leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub.

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





ROOM DESCRIPTIONS

Entrance Porch

Composite entrance door having double glazed frosted insets. Door into the garage. Door into:-

Downstairs WC

3'11" x 2'8"

Low level WC with push button flush with inbuilt sink with mixer tap in the cistern.

Lounge

17'2" x 11'0"

Two single panel radiators. Double glazed window to the front elevation. Adam's style fireplace having living flame gas fire. TV aerial point.

Dining Area

16'5" x 9'9"

Stairs to the first floor. Single panel radiator. Double glazed sliding patio doors opening into:-

Conservatory

8'7" x 9'4"

Dwarf wall conservatory with double glazed windows all round. Double glazed French doors opening to the rear garden. Single panel radiator.

Kitchen

9'7" x 10'5"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated dishwasher and undercounter fridge. Integrated oven with ceramic hob and extractor canopy over. Wall mounted gas central heating boiler. UPVC panelled door having double glazed frosted insets.

First Floor Landing

Doors to all rooms. Loft access point. Storage cupboard housing the hot water cylinder and having shelving.

Principal Bedroom

13'6" x 9'10"

Range of fitted bedroom furniture including drawers and wardrobes with hanging rail and shelving. Double glazed window to the front elevation. Single panel radiator. Door into:-

En-Suite

4'6" x 7'7" max

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a shower cubicle with shower over.

Bedroom Two

10'7" x 9'10"

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



Bedroom Three

9'11" x 9'10"

Bedroom Four

6'10" x 10'7"

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

Family Bathroom

7'5" x 5'9"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with mixer tap. Double glazed frosted window to the side elevation.

Integral Garage

8'2" x 19'0"

Roller door to the front. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit. Space and plumbing for a washing machine. Space for a tumble dryer. Space for an undercounter freezer.

Externally

The property is approached by a block paved driveway providing off road parking and leading to an integral single garage. The front garden is mainly laid to lawn with trees, shrubs and plants. Access gate to the rear garden. The rear is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Borders housing a variety of trees, shrubs and plants. Fenced boundaries. Outside tap.



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 D.

Freehold Tenure

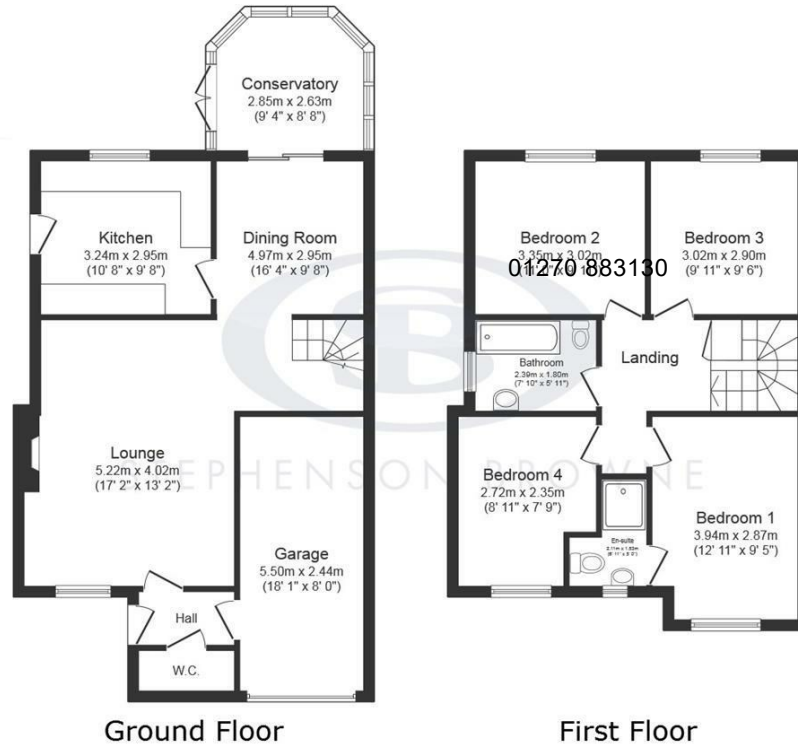
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floorplans

Close Lane



Total floor area: 126.9 sq.m. (1,366 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		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		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.

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

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