



Avalon, 82 Sandback Road North, Alsager ST7 2AW

CHESHIRE
LAMONT

An exceptional opportunity to acquire a 1960's lakeside chalet bungalow in the centre of Alsager town providing significant potential for a bespoke design project. Standing in delightful established gardens to 0.26 of an acre with lakeside frontage enjoying outstanding south west facing views over Alsager Mere and benefiting from boat and fishing rights. NO CHAIN. Viewing highly recommended.

- BY PUBLIC ONLINE AUCTION IN CONJUNCTION WITH THE AUCTION HOUSE
- Date of auction in late September 2026
- An outstanding and rare opportunity to create a stunning contemporary lakeside dwelling
- A 1960's detached chalet bungalow offering spacious accommodation over two floors
- With significant potential for individual re-design, enhancement and possible extension
- Within established mature grounds and gardens to 0.26 of an acre, driveway and garaging
- In the centre of Alsager town and upon the renowned Mere
- Benefiting from wonderful aspects over the Mere and lakeside properties
- Three bedrooms, two reception rooms, kitchen, cloakroom and shower room
- NO CHAIN

Agents Remarks

Avalon was designed and built in the 1960's and served as a wonderful family home for many years. The house enjoys a superb position within Alsager overlooking its prized Mere. The property benefits from large established gardens and direct access to the lake with boating and fishing rights. Avalon offers exceptional potential for a wide range of design opportunities including re-modelling internal accommodation, extension and enhancement. Alsager is a very highly regarded village providing all the requisites of village life with a range of individual shops, bars, restaurants, stores and a wide selection of sporting, leisure and educational facilities. Highly prized for its range of housing, railway station and proximity to the M6 motorway. The village is a sought after location within South Cheshire bordering North Staffordshire.



Property Details

A driveway providing excellent parking facilities stands to the front of the property off an established tree-lined road nearby to Alsager town centre and the drive continues to a further parking area and to a garage. A covered porch with quarry tiled floor leads to an aluminium framed double glazed door with side panel allowing access to:

Large Reception Hall

A delightful entrance to the property with high coved ceiling, staircase with half landing ascending to first floor, under stairs cupboard and sectional glazed doors lead to:

Lounge 15' 6" x 14' 11" (4.72m x 4.54m)

A stunning reception room with outstanding aspects over Alsager Mere to the rear and extensive established landscaped gardens via a large aluminium framed double glazed window, recessed fireplace incorporating log effect gas fire (not tested), coved ceiling, wall light points and open access leads to:

Dining Room 9' 11" x 8' 11" (3.02m x 2.72m)

With sliding aluminium framed double glazed doors to rear gardens providing wonderful aspects over the Mere, coved ceiling and sliding sectional glazed doors lead to Kitchen.

From the Reception Hall a door leads to:

Kitchen 10' 2" x 9' 11" (3.10m x 3.01m)

With base and wall mounted units, built-in oven, four ring hob, single drainer one and a half bowl sink, gas fired central heating boiler, oak effect flooring and aluminium framed double glazed window.

From the Reception Hall a door leads to:

Bedroom Three/Family Room 15' 11" x 9' 11" (4.86m x 3.03m)

A spacious room with a double glazed window to front and side elevations, coved ceiling and deep built-in cupboard.

From the Reception Hall a door leads to:

Cloakroom

With WC, wall mounted wash basin and double glazed window.

First Floor Landing

With a window to half landing and a door leads to:

Shower Room 8' 11" x 6' 2" (2.72m x 1.88m)

With a large walk-in shower cubicle, vanity wash basin, WC, radiator with towel rail and double glazed window.



From the Landing a door leads to:

Bedroom One 15' 11" x 12' 4" (4.86m x 3.77m)

With an aluminium framed double glazed window to front elevation and large eaves cupboard.

From the Landing a door leads to:

Bedroom Two 13' 11" x 12' 4" (4.25m x 3.76m)

With large eaves storage cupboard, fitted bedroom furniture, large walk-in airing cupboard and an aluminium framed window to rear providing outstanding views over the Mere.

Externally

The property is set back from the road and fronted by established trees, hedging and borders. A driveway curves through the front gardens and leads to a garage and a further parking area. The rear gardens can be accessed by either side of the property and the rear gardens enjoy a south west elevated aspect and offer outstanding views over the Mere. The gardens continue down to the Mere and enjoy lake access.

Garage 12' 8" x 9' 11" (3.85m x 3.02m)

Tenure

Freehold.

Services

Mains gas, drainage and water (not tested by Cheshire Lamont).

Viewings

This instruction is jointly offered to the market by Auction in conjunction with The Auction House. For a personal description of the property please call William J Swindley on 01270 624441 or Lukas Chetwyn on 0345 6462350.

Directions

From the M6 motorway Junction 16 proceed towards Alsager, turn right at the lights on Crewe Road and proceed into Alsager village. Continue to the traffic lights in the centre of the town and turn left along Sandbach Road North. Avalon is set back on the left hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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