



27 Hall Drive

ST7 2UD

£450,000



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STEPHENSON BROWNE

A stunning EXTENDED FIVE BEDROOM DETACHED HOME in a prime position within Alsager, which is beautifully presented throughout and a real credit to the current owners!

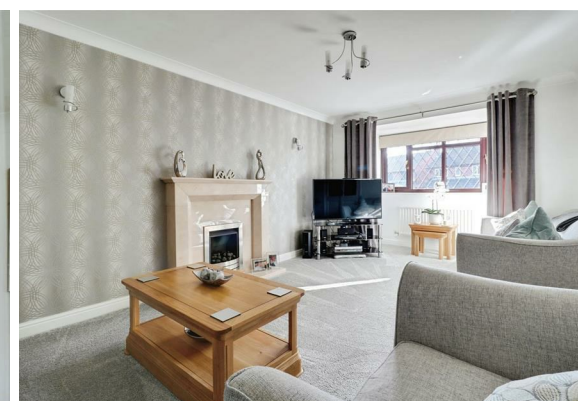
This spacious detached property has been extended to create a well-proportioned family home, with a total of five bedrooms (four doubles and one single), whilst the rear garden has been beautifully landscaped and includes a timber-framed covered seating area with a heater and electric sockets, making an ideal area for entertaining!

An entrance hall leads to the downstairs W/C and a sizeable lounge, with a breakfast kitchen including a breakfast bar and family area, as well as a separate dining room. There is also a rear hall/utility room which provides integral access into the garage. Upstairs, there are five bedrooms and the family bathroom, with the principal bedroom benefitting from an en-suite shower room, with fitted wardrobes to three of the five bedrooms.

Off-road parking is provided via a brick-paved driveway and an integral single garage, whilst the beautifully landscaped rear garden features patio and lawned areas with a covered seating area - the perfect space for families and offering an excellent degree of privacy!

Situated on Hall Drive, the property is perfectly placed for the wealth of amenities within Alsager including several pubs, bars, restaurants and shops, as well as several schools including Alsager School and St Gabriel's RC Primary School. Several leisure facilities are also nearby, including Alsager Leisure Centre and Alsager Sports Hub.

A superb family home which is presented to an exceptional standard throughout! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, tiled flooring, downlights, radiator.

Downstairs W/C

UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, wash basin with vanity unit.

Lounge

17'9" x 10'11"

+ Bay Window. Fitted carpet, UPVC double glazed bay window, ceiling light point, two wall light points, two radiators, feature fireplace.

Breakfast Kitchen

16'10" x 12'1"

Maximum measurements - Tiled flooring, UPVC double glazed window and French doors leading to the rear garden, downlights, radiator, inset one and a bowl bowl stainless steel sink with drainer, breakfast bar, five-ring hobs, dishwasher, fridge, double oven, under stairs storage cupboard.

Dining Room

12'1" x 8'9"

Tiled flooring, UPVC double glazed patio doors to the rear garden, downlights, radiator.

Rear Hall/Utility

8'2" x 3'3"

Tiled flooring, UPVC double glazed rear door, ceiling light point, extractor fan, space and plumbing for appliances, work surface above, wall units, integral garage access.

Landing

Fitted carpet, storage cupboard, ceiling light point, loft access.

Bedroom One

12'7" x 11'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

En-Suite Shower Room

5'0" x 4'10"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin, walk-in shower.

Bedroom Two

14'9" x 8'4"

Fitted carpet, two UPVC double glazed windows, two ceiling light points, radiator, fitted wardrobes.

Bedroom Three

15'0" x 7'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.



Bedroom Four

11'2" x 8'2"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Five

9'5" x 6'2"

Currently used as a Study/Office - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

6'7" x 6'2"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, wash basin, bath.

Integral Garage

16'4" x 8'3"

A single integral garage with an electric roller garage door, power and lighting, integral access into the rear hall/utility.

Outside

To the front of the property is a brick-paved driveway with mature border shrubs, whilst the gorgeous rear garden features patio and lawned areas with mature shrubs, as well as a timber-framed covered seating area with a heater and electric sockets. Offering an excellent degree of privacy, this garden creates an ideal space for families and entertaining!

Council Tax Band

The council tax band for this property is E.

NB: Tenure

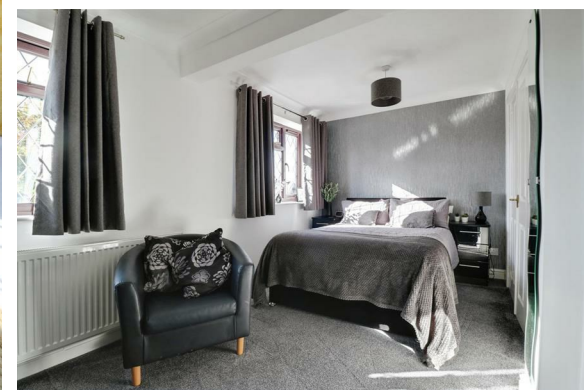
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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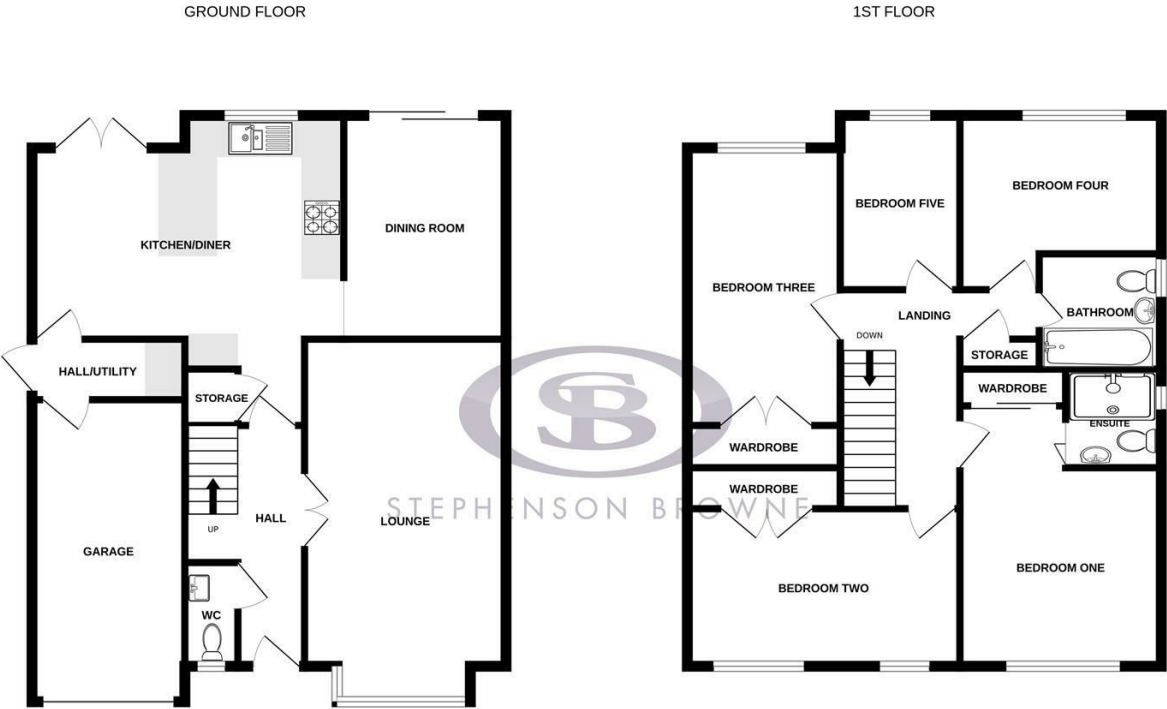
Alsager AML Disclosure

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.





Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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