



STEPHENSON BROWNE



Clowes Avenue, Alsager

ST7 2RL



£280,000

DESCRIPTION

A THREE DOUBLE BEDROOM semi-detached home occupying a prime position within Alsager benefiting from an integral garage, offered for sale with no onward chain!

A sizeable family home with generous room sizes throughout, with much-loved home is offered for sale with no onward chain and would make an ideal first time buy or a home for a growing family!

An entrance hallway (with Parquet flooring) provides access to the lounge and the kitchen, as well as integral access to the garage. Completing the ground floor is a separate dining room, rear hallway and a useful downstairs W/C. Upstairs are three double bedrooms, with a family bathroom and a separate W/C.

To the front of the property is a double-width brick-paved driveway with a lawned garden and border shrubs, whilst the delightful rear garden features a brick-paved patio and a lawn, with mature border shrubs - the perfect outdoor space for families to enjoy the best of the summer weather!

Situated on Clowes Avenue, the property benefits from a 'tucked away' position but also provides easy access to the wealth of amenities within Alsager. Commuting links such as the M6, A500 and A34 are within easy reach, whilst Alsager train station is within walking distance. Excalibur Primary School is also only a short distance away.

A well-maintained and spacious family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Hall

Parquet flooring, UPVC double glazed front door, two ceiling light points, storage cupboard, integral access to the garage.

Lounge

13'0" x 9'8"

Parquet flooring, UPVC double glazed window, ceiling light point, radiator, sliding doors leading into;

Dining Room

10'0" x 9'8"

Parquet flooring, UPVC double glazed window and French doors leading to the rear garden, ceiling light point, radiator, access to;

Kitchen

9'8" x 9'3"

Minimum measurements - Tiled flooring, UPVC double glazed window, downlights, radiator, one and a half bowl sink with drainer, tiled splashback, wall and base units, space and plumbing for appliances, access to the pantry and a storage cupboard.

Rear Hall

Tiled flooring, UPVC double glazed rear door, ceiling light point, electric heater.

Downstairs W/C

5'3" x 2'8"

Tiled flooring, UPVC double glazed window, ceiling light point, W/C, corner wash basin, tiled splashback.

Landing

A galleried landing with fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

13'1" x 11'11"

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

Bedroom Two

13'9" x 9'9"

Fitted carpet, two UPVC double glazed windows, downlights, radiator, fitted wardrobes.

Bedroom Three

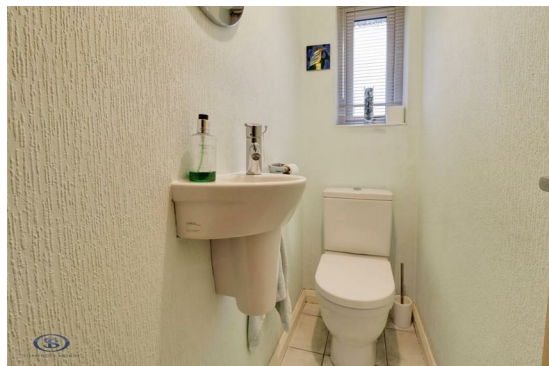
10'9" x 9'7"

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

Bathroom

10'9" x 6'4"

Tiled flooring, UPVC double glazed window, downlights, towel radiator, airing cupboard housing combi boiler, part tiled walls, wash basin, bath, separate shower cubicle.



Separate W/C

6'4" x 2'4"

Tiled flooring, UPVC double glazed window, ceiling light point, W/C, wash basin.

Outside

To the front of the property is a double-width brick-paved driveway and a lawned garden with border shrubs. The delightful rear garden features a brick-paved patio and a lawn, with mature border shrubs - an ideal space for families with children and/or pets!

Garage

18'4" x 8'1"

Maximum measurements - Two ceiling strip lights, power sockets, UPVC double glazed side window, integral access to the entrance hall, potential for conversion subject to planning permission/building regulations.

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: Copyright

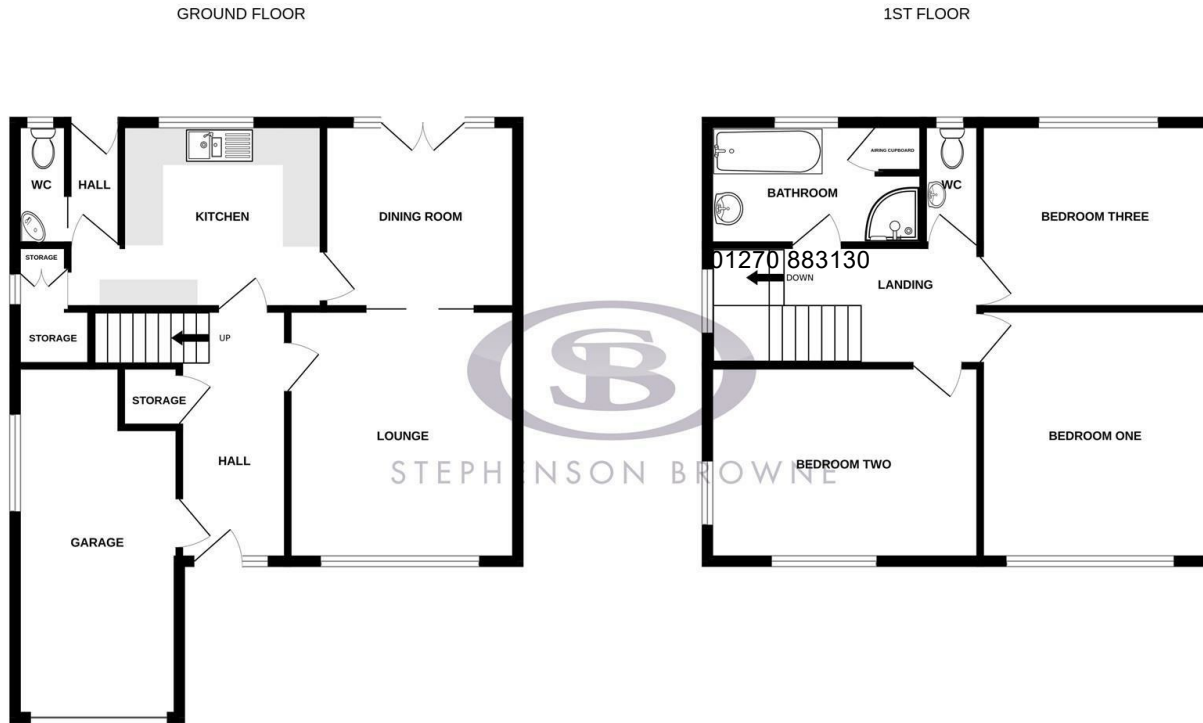
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Alsager AML Disclosure

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.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	78
(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 office using the details provided on the final 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

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

www.stephensonbrowne.co.uk