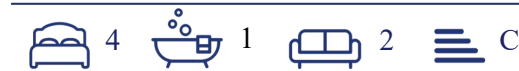




STEPHENSON BROWNE

Chestnut Drive, Alsager

ST7 2RR



£320,000

DESCRIPTION

Occupying a peaceful position on the ever-popular Chestnut Drive in Alsager, this beautifully presented semi-detached family home enjoys attractive views over a green to the front and is offered for sale with NO ONWARD CHAIN. Benefiting from a versatile loft room, detached garage, and spacious accommodation throughout, this home offers much more than first meets the eye.

The welcoming entrance hallway leads to a convenient downstairs WC, a well-appointed kitchen, and a generous lounge opening into the dining room and additional sun lounge, creating a fantastic family living space.

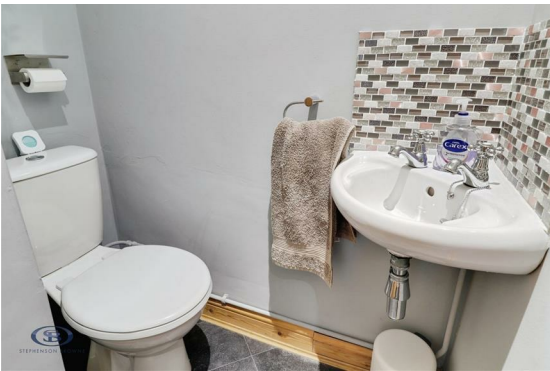
The first floor offers three double bedrooms, a single bedroom currently used as a study, and a family bathroom with a WC, wash basin, bath, and separate shower. A staircase from bedroom three/study leads to the spacious loft room, providing flexible accommodation as an additional double bedroom, home office, or hobby room.

Outside, the property benefits from ample off-road parking, a detached brick-built garage, and an enclosed westerly facing rear garden with lawn and patio areas, ideal for relaxing and entertaining.

Ideally situated, the property is within easy walking distance of Alsager railway station and enjoys convenient access to the excellent range of shops, cafés, and amenities in Alsager town centre. Well-regarded schools, including Excalibur Primary School and St Gabriel's RC Primary School, are close by, while the A500 and M6 provide excellent commuter links. For golf enthusiasts, Alsager Golf & Country Club is also just a short distance away.



Early viewing is highly recommended—contact Stephenson Browne today to arrange your appointment.



ROOM DESCRIPTIONS

Entrance Hall

UPVc panelled entrance door having double glazed frosted insets. Single panel radiator. Stairs to the first floor. Doors to all rooms.

Downstairs WC

2'0" x 4'6"

Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin.

Lounge

12'4" x 11'11" into bay

Double glazed bay window to the front elevation. Single panel radiator. Adam's style fireplace.

Dining Room

9'9" x 8'9"

Single panel radiator. Serving hatch. Opening into:-

Sun Lounge

6'0" x 8'8"

Double glazed windows to the rear and side elevation. Double glazed French doors opening to the rear garden.

Kitchen Breakfast Room

8'6" x 11'4"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with gas hob and extractor canopy over. Space for a dishwasher and undercounter fridge. Heated towel rail. Double glazed window to the rear elevation. Opening into:-

Rear Porch

Understairs storage cupboard having space and plumbing for a washing machine. UPVc panelled door having double glazed frosted insets opening to the rear garden.

First Floor Landing

Doors to all rooms. Double glazed frosted window to the side elevation. Storage cupboard.

Bedroom One

12'3" x 13'2" into bay

Single panel radiator. Double glazed bay window to the front elevation. Range of fitted wardrobes having hanging rails, shelving and drawers.

Bedroom Two

8'0" x 10'2"

Double glazed window to the front elevation. Single panel radiator. Fitted wardrobes having hanging rails and shelving.

Bedroom Three

8'9" x 9'10" max measurements

Double glazed window to the rear elevation. Single panel radiator. Stairs to:-



Bedroom Four

10'9" x 12'3"

Single panel radiator. Skylight. Eaves storage.

Family Bathroom

11'5" x 5'7"

A four piece suite comprising a low level WC with push button flush, dual vanity wash hand basins with storage cupboards below, a panelled bath with mixer tap and a corner shower cubicle with shower over. Double glazed frosted windows to the front and side elevations. Inset spotlighting.

Externally

The property is approached by a tarmac driveway providing ample off road parking for numerous vehicles. Lawned front garden with borders housing a variety of trees, shrubs and plants. EV charging point. Double access gates to the rear garden. The driveway continues through to the rear to a detached brick built single garage. The rear garden is mainly laid to lawn with decked and paved patio areas providing ample space for garden furniture and outside entertaining. Outside socket.

Detached Garage

18'11" x 9'4"

Up and over door. Power and lighting. Double glazed windows to the rear and side elevations. Inspection pit.

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

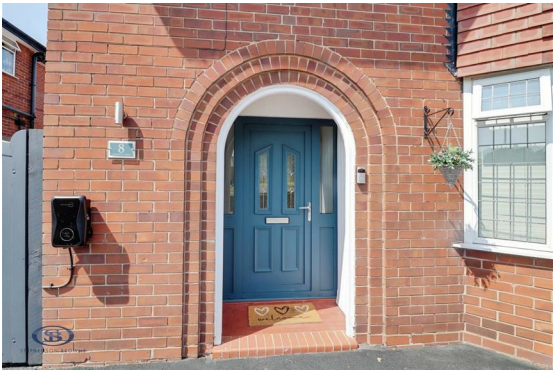
The council tax band for this property is C.

Freehold Tenure

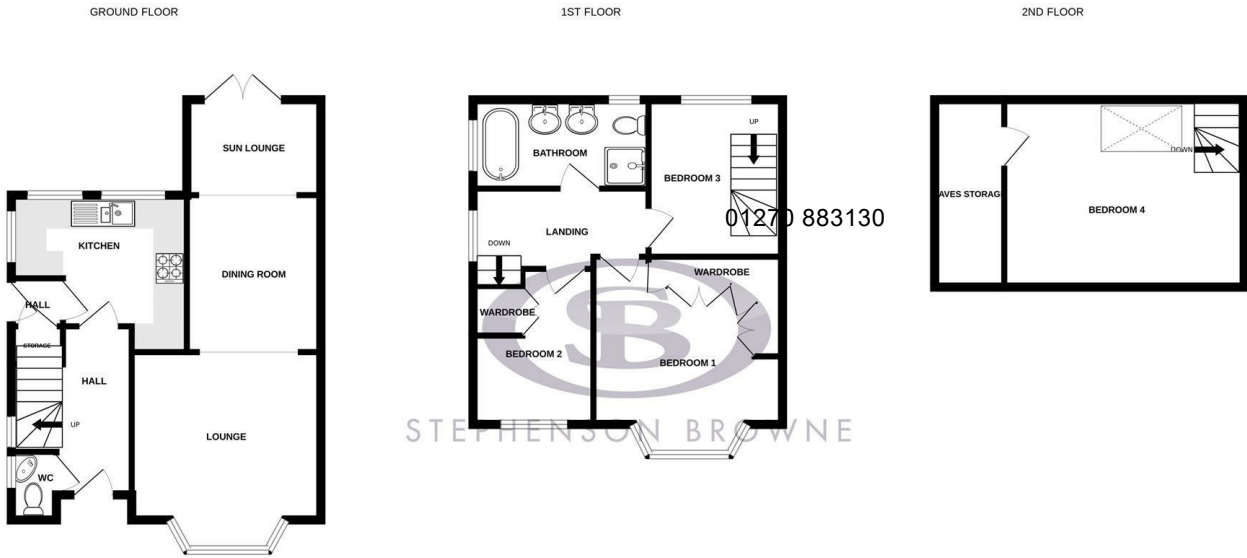
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floorplans

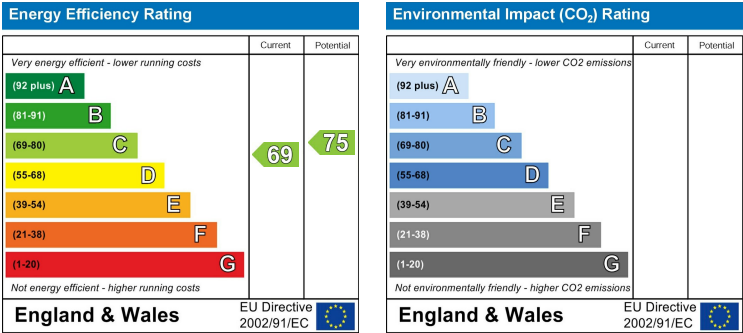


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

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