



STEPHENSON BROWNE

## Cheshire Crescent, Alsager

ST7 2FE



£255,000



## Description

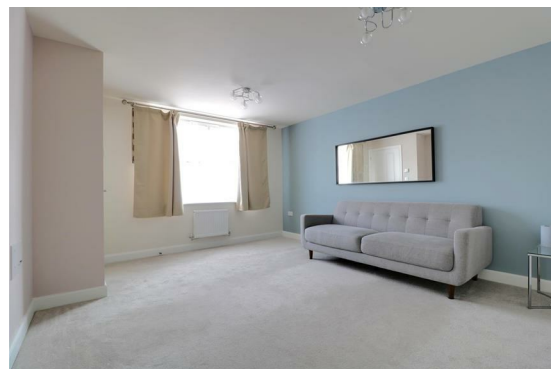
**IDEAL FIRST TIME BUY** - A beautifully styled, turn-key three bedroom semi detached home located on Cheshire Crescent. Situated on the highly desired Scholars Place development, constructed by David Wilson, you are conveniently close to Alsager town and its local amenities including the High School, Sports Hub and Leisure Centre all within walking distance. This wonderful property provides excellent accommodation for a range of buyers whether you are an up sizing family, investor or looking to take that first step onto the property ladder!

Upon entry, you welcomed into the entrance hall with access to the downstairs WC as well as the cosy yet spacious lounge. On from here is the inner hall with stairs to the first floor and entry into the kitchen diner, a bright and airy room courtesy of the UPVC French doors opening to the garden. Comprising of a range of contemporary gloss units, you have all of the integral appliances you could need and plenty of space for a family dining table. The first floor is home to two generous double bedrooms, with the principal enjoying it's own en-suite shower room, a well proportioned single bedroom and finally a family bathroom with three piece suite.

Externally, the property boasts a great position on the development with parking to suit two cars. To the rear is a delightful garden featuring a patio and lawn - fully enclosed with a gate to the side for access from the front of the property.

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

To truly appreciate the size, internal condition and favourable position of Cheshire Crescent, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!



# Room Descriptions

## Entrance Hall

Composite front door, fitted carpet, ceiling light point, radiator.

## Downstairs W/C

4'11" x 3'2"

Laminate flooring, ceiling light point, extractor fan, part tiled walls, W/C, pedestal wash basin, radiator.

## Lounge

15'0" x 11'11"

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, under stairs storage cupboard.

## Inner Hall

Fitted carpet, ceiling light point, radiator, stairs leading to the first floor.

## Kitchen/Diner

15'5" x 10'9"

Maximum measurements - Laminate flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator, stainless steel sink with drainer, integrated fridge/freezer, oven, gas hobs, cooker hood and dishwasher. Wall and base units.

## Landing

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

## Bedroom One

10'8" x 10'0"

Maximum measurements - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

## En-Suite Shower Room

6'10" x 4'6"

Laminate flooring, ceiling light point, extractor fan, part tiled walls, towel radiator, W/C, pedestal wash basin, shower cubicle.

## Bedroom Two

12'8" x 8'1"

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



### Bedroom Three

7'5" x 7'0"

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

### Bathroom

7'0" x 5'11"

Maximum measurements - Laminate flooring, ceiling light point, extractor fan, tiled walls, towel radiator, W/C, pedestal wash basin, bath with overhead shower.

### Outside

To the front of the property is a tarmacadam driveway with parking for two vehicles, whilst the fully-enclosed rear garden features patio and lawned areas with bedded shrubs.

### 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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

### Alsager AML Disclosure

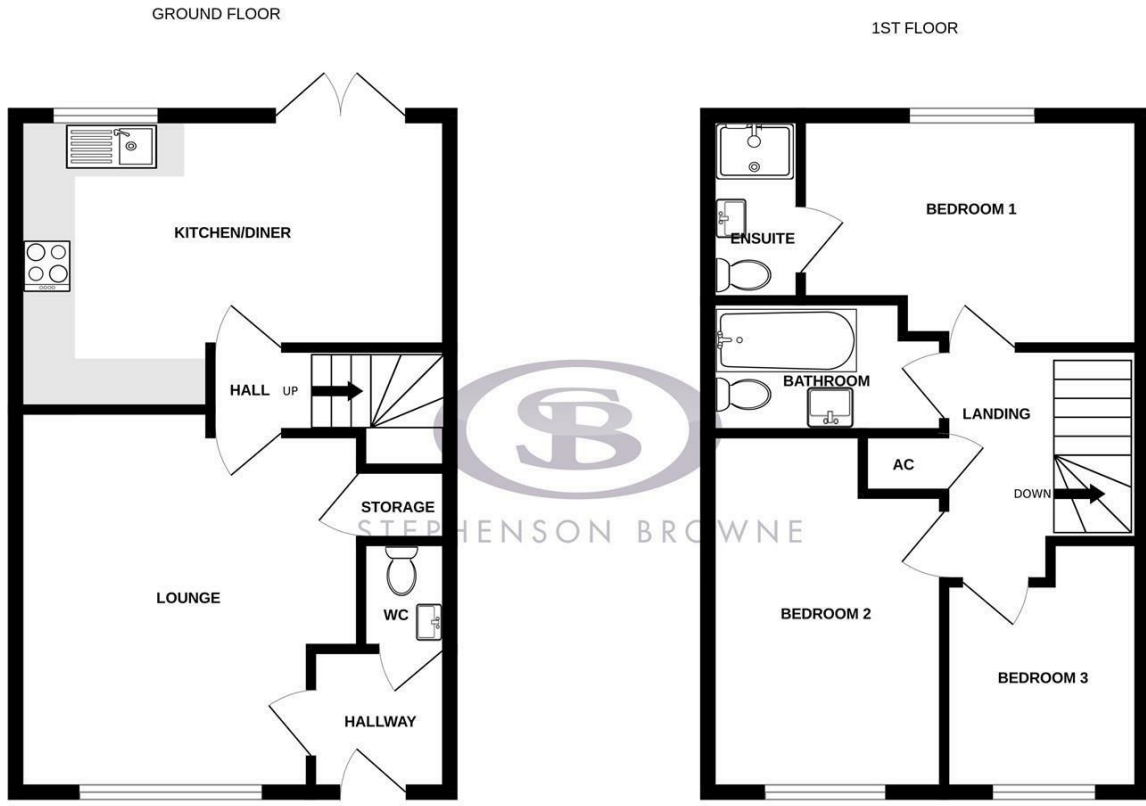
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

### Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.



# 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>83</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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