



1 Hulse Way

ST7 2XQ

£210,000



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B



STEPHENSON BROWNE

An ideal opportunity to purchase a two bedroom end townhouse which is ideal for first time buyers or those looking to downsize! Occupying a prime position on the popular Lloyd Mews development, the home is ideally placed for the wealth of amenities within Alsager.

An entrance hallway leads to a downstairs W/C, kitchen and a spacious lounge, whilst upstairs features two bedrooms and the family bathroom. Off-road parking is provided via a tarmac driveway to the front of the property, with side-by-side parking for two vehicles. The low-maintenance rear garden features decked and patio areas, with an artificial lawn and a slate border.

Situated in a quiet position on Hulse Way, and just off Dunnocksfold Road, the property is walking distance from Alsager School, Alsager Leisure centre and Alsager Sports Hub, creating an ideal environment for families whilst retaining good transport links to routes such as the M6, A500 and A34.

An ideal first time buy in a popular location, which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator, storage cupboard, opening into the kitchen.

Downstairs W/C

5'4" x 2'9"

Vinyl tile effect flooring, ceiling light point, radiator, W/C, corner pedestal wash basin.

Kitchen

8'9" x 6'4"

Laminate flooring, UPVC double glazed window, ceiling light point, tiled splashback, stainless steel sink with drainer, integrated oven, gas hobs, cooker hood, fridge/freezer, washer/dryer, wall and base units.

Lounge

14'2" x 12'10"

LVT flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator.

Landing

Fitted carpet, ceiling light point, loft access.

Bedroom One

12'11" x 9'3"

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

Bedroom Two

12'11" x 7'3"

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

Bathroom

6'3" x 6'0"

Vinyl tile effect flooring, part tiled walls, UPVC double glazed window, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin, bath with mains shower.

Outside

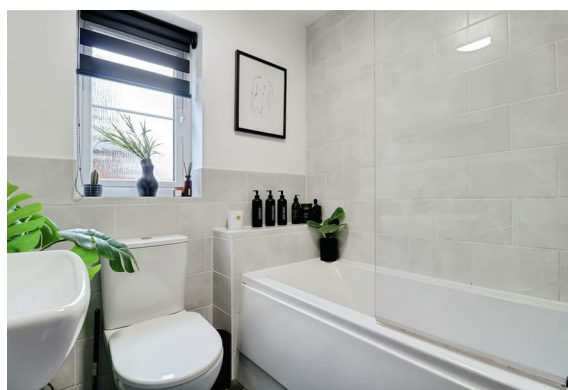
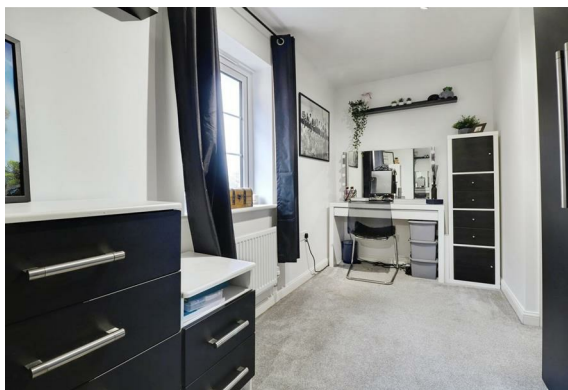
To the front of the property is a tarmac driveway providing side-by-side parking for two vehicles, whilst the low-maintenance rear garden features patio and decked areas, with an artificial lawn and slate border.

Council Tax Band

The council tax band for this property is B.

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

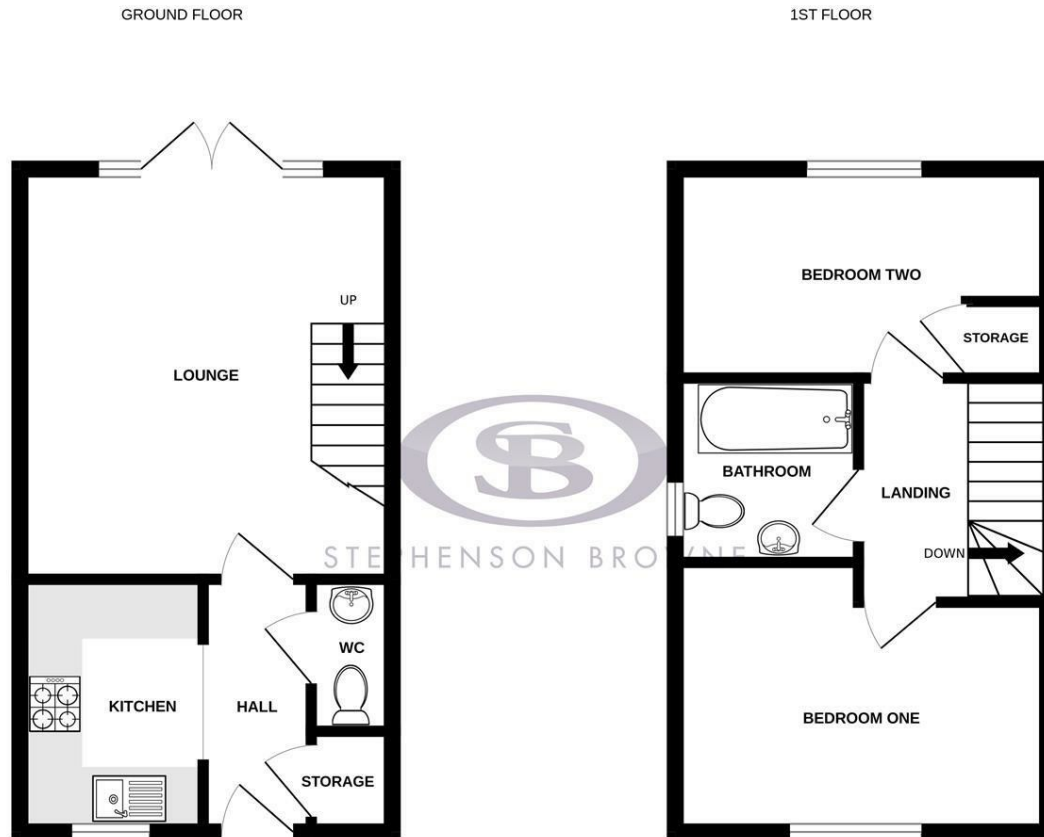
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Alsager AML Disclosure

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			98
(81-91) B		83	
(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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