



## 1 Mossfields

ST7 2LA

£215,000



3



1



1



c



STEPHENSON BROWNE



A spacious three bedroom semi-detached home, offered for sale with no onward chain!

Open plan living meets style and character with this gorgeous home which makes excellent use of size and natural light to create a gorgeous and cosy family home! An entrance hallway leads into the lounge and a spacious kitchen/diner which features a central island with breakfast bar, and a host of integrated appliances!

Upstairs there is a landing area with three spacious bedrooms, the master bedroom featuring fitted wardrobes, and a family bathroom. To the front of the property is a brick paved driveway with mature border hedges, whilst the rear garden features patio and lawned areas and is fully enclosed.

Situated just off Cranberry Lane, the property is ideally placed for a number of different schools, including Cranberry Academy and Alsager School, with transport links such as the M6 and A500 also both within easy reach. For those with dogs (or who simply like getting out and about), a number of walks are nearby including Cranberry Moss, walks to Hall Farm (to their farm shop and also on the surrounding fields), and access to Alsager Sports Hub.

A beautifully presented and spacious family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

### Entrance Hall

Composite front door, two UPVC double glazed windows, vinyl tile effect flooring, ceiling light point, radiator, under stairs storage cupboard.

### Lounge

12'1" x 10'6" (3.69 x 3.22)

Fitted carpet, three UPVC double glazed windows blinds, ceiling light point, radiator, open fire.

### Kitchen/Diner

18'3" x 12'1" (5.58 x 3.70)

High quality vinyl flooring with patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, central island, breakfast bar, worktops and integrated kitchen appliances, including double oven, hob, hood and fridge-freezer, dishwasher, separate freezer, washer/dryer (also included).

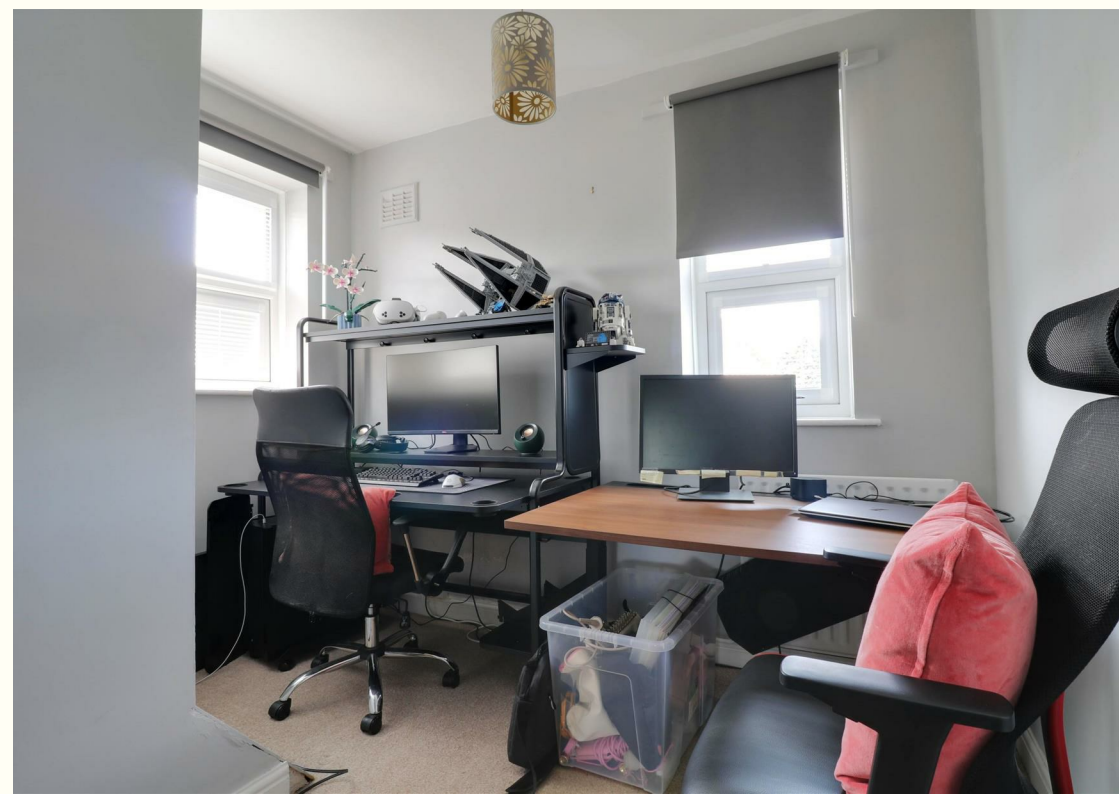
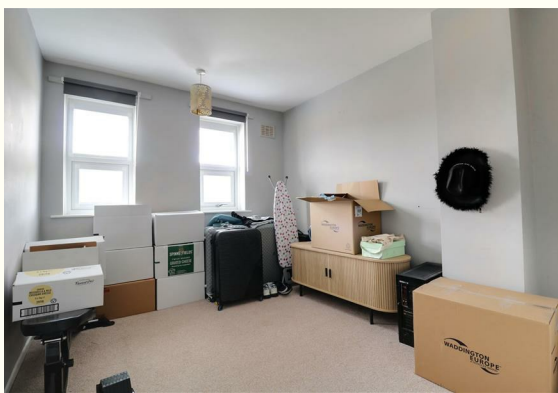
### Landing

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

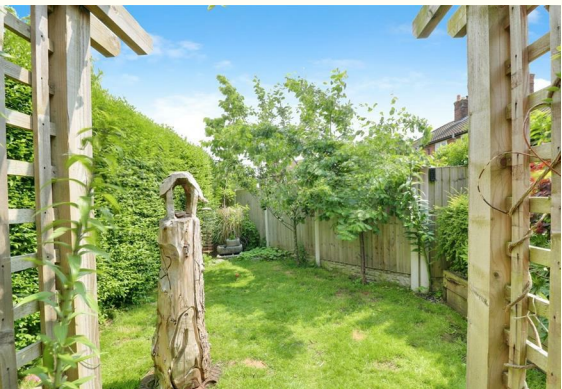
### Bedroom One

11'0" x 10'4" (3.36 x 3.16)

Carpet flooring with window to the rear elevation, curtains, blind, fitted wardrobes, radiator.







### **Bedroom Two**

11'10" x 8'9" (3.63 x 2.69)

Carpet flooring with window to the front elevation, blind, radiator.

### **Bedroom Three**

Carpet flooring with windows to the side/rear elevation, blind, radiator.

### **Bathroom**

Tiled flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting, heated towel rail and partially tiled walls, airing cupboard.

### **Outside**

Beautifully presented and private rear garden with laid to lawn and patio area. Ample off-road parking to the front of the property, capable of accommodating 4/5 vehicles.

### **Council Tax Band**

The council tax band for this property is B.

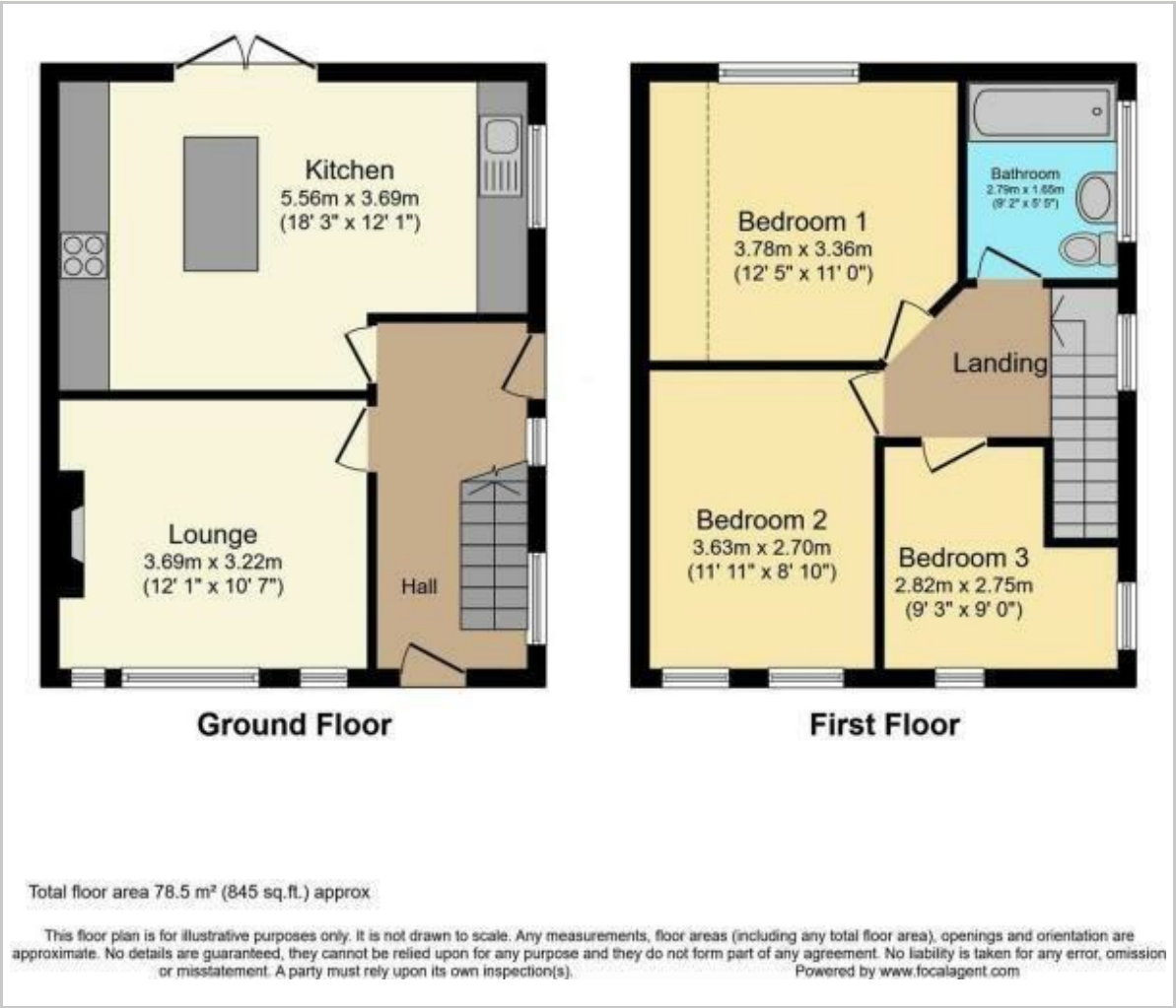
### **NB: Tenure**

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**

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

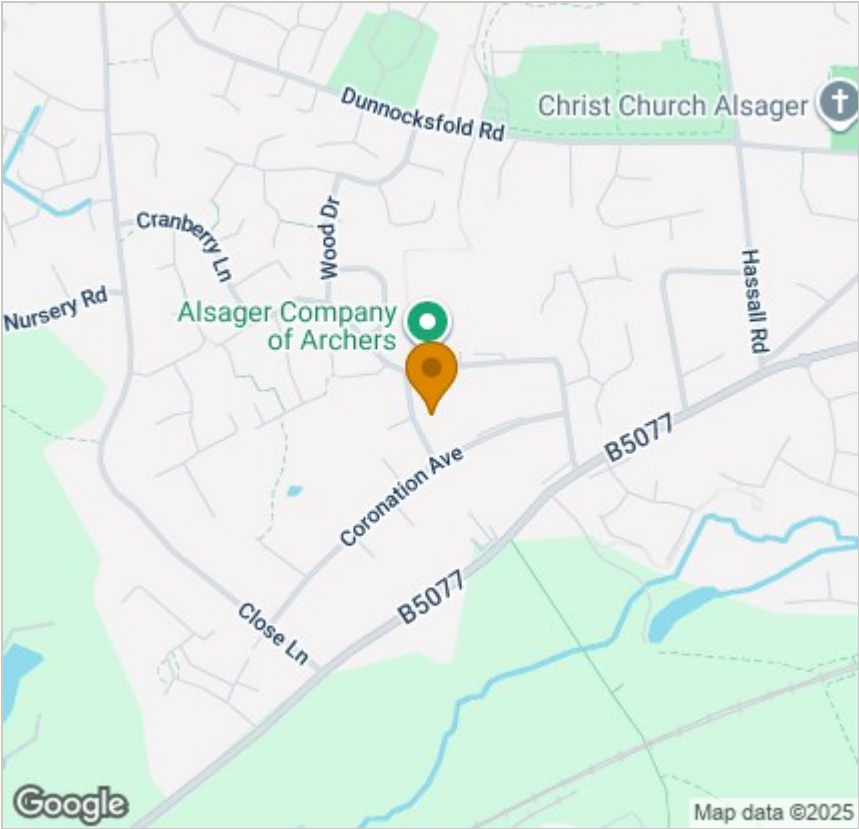
Floor Plan



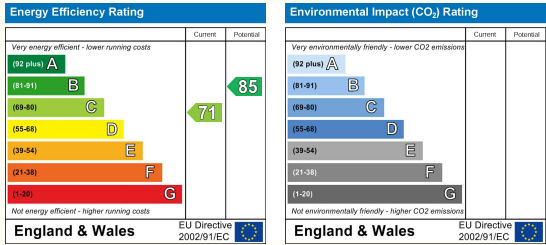
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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