



45 Cranberry Lane

ST7 2LG

Offers Over £285,000



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STEPHENSON BROWNE



A fantastic opportunity to purchase a three/four bedroom detached family home in Alsager which features a converted garage to the front with detached garage and parking to the rear, positioned on a corner plot.

Well-presented throughout but offering great potential for a buyer looking to put their stamp on a property to create their next family home. There is also the potential to extend the property (subject to planning permission), to create a four/five bedroom home if desired!

An entrance porch leads to a downstairs wc and family room/bedroom four then onto an entrance hall with access to the spacious lounge/diner and kitchen/breakfast room. The kitchen hosts a range of units, space for dining and door through into a utility room. Upstairs, there are three double bedrooms and a four piece family bathroom. Ample off-road parking is provided via a paved driveway and detached garage to the rear, whilst the rear garden features lawned and patio areas with mature border shrubs and gated side access.

Situated on Cranberry Lane, the property is ideally placed for the wealth of amenities within Alsager, including several schools such as Cranberry Academy and Alsager School. Leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

A superb family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Porch

Composite entrance door having double glazed frosted insets. Double panel radiator. Door into:-

Downstairs WC

3'0" x 4'7"

Two piece suite comprising a low level WC and a pedestal wash hand basin. Partly tiled walls. Double glazed frosted window to the side elevation.

Entrance Hall

Wood panelled door having glazed frosted insets. Doors to all rooms. Stairs to the first floor. Door into:-

Family Room/Bedroom Four

7'8" x 15'5"

Wall mounted heater. Double panel radiator. Glazed window to the front elevation with secondary glazing.

Lounge

10'10" x 12'4"

Double panel radiator. Double glazed window to the front elevation. Adams style fireplace housing an electric fire. Opening into:-

Dining Area

10'6" x 8'6"

Double panel radiator. Double glazed sliding patio doors opening to the rear garden. Understairs storage cupboard.

Kitchen/Breakfast Room

14'9" x 7'10"

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. Space for cooker and microwave. Double panel radiator. Double glazed bow window to the side elevation. Door into:-

Utility Room

6'4" x 4'6"

Double glazed frosted window to the side elevation. Wall mounted gas central heating boiler. Space and plumbing for a washing machine. Space for a tumble dryer. uPVC panelled door with double glazed frosted inset opening to the rear garden.

First Floor Landing

Doors to all rooms. Loft access point.

Bedroom One

12'4" x 9'10"

Double glazed window to the front elevation. Single panel radiator. Telephone point.



Bedroom Two

9'2" (10'9" max) x 8'8"

Double glazed window to the front elevation. Single panel radiator. Built-in wardrobe with hanging rail and shelving.

Bedroom Three

7'11" x 11'6"

Double glazed window to the rear elevation. Single panel radiator. Built-in wardrobe with hanging rail and shelving.

Family Bathroom

7'0" max x 10'7" max

Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, a panelled bath and a shower cubicle with shower over. Double glazed frosted window to the rear elevation.

Heated towel rail. Partly tiled walls.

Externally

The property is positioned on a generous corner plot being mainly laid to lawn to three sides, having hedged boundaries for privacy. Previously a driveway was in place at the front of the property with the dropped kerb still being in place. Paved patio areas to the rear and side provide ample space for garden furniture. A paved driveway to the rear provides access to the detached garage.

Detached Garage

10'2" x 17'10"

Up and over door to the front. Courtesy door to the side.

Council Tax Band

The council tax band for this property is D.

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

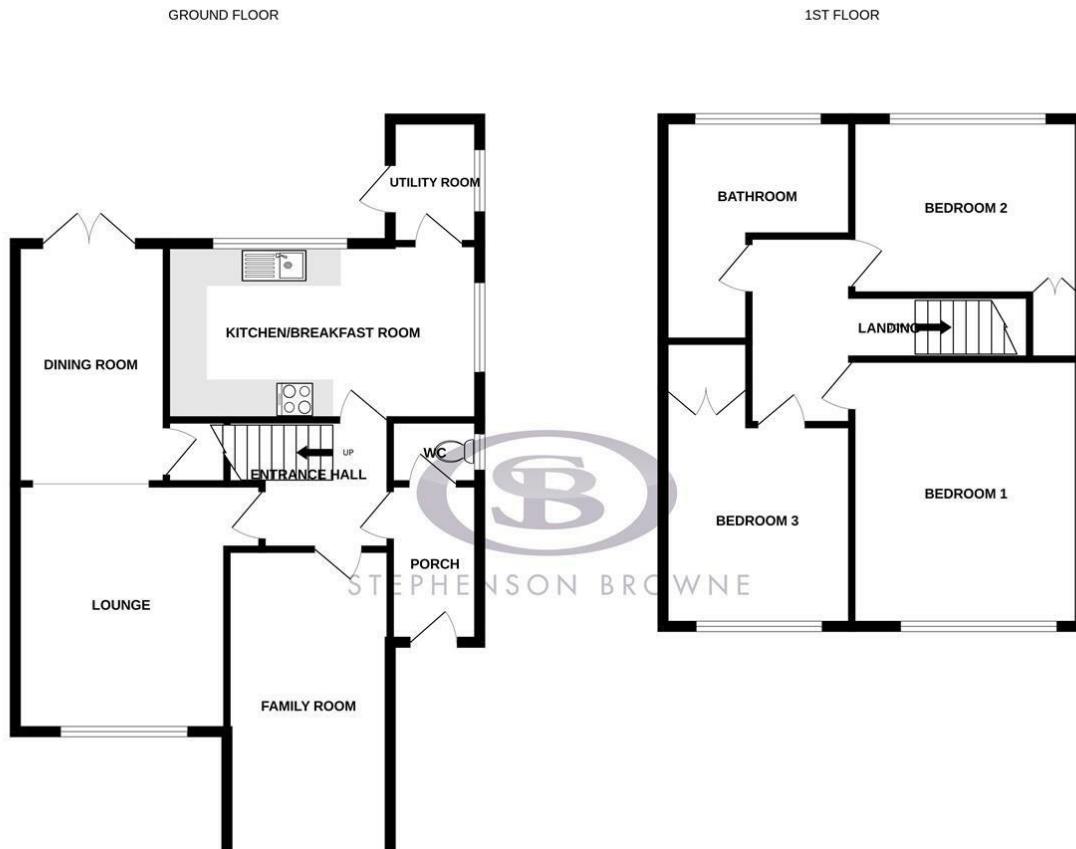
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Alsager AML Disclosure

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.



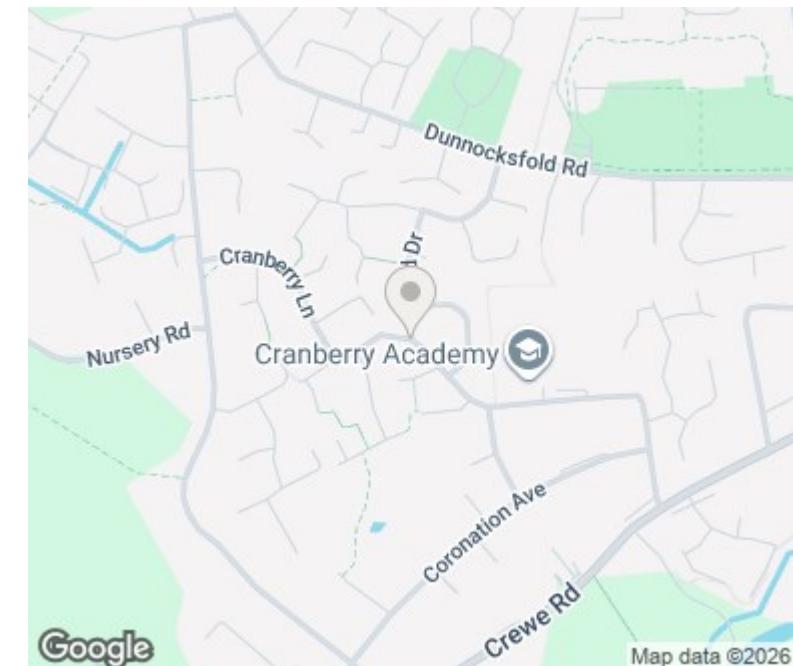
Floor Plan



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 fixtures 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		81
(81-91) B		
(69-80) C		
(55-68) D		67
(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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