STEPHENSON BROWNE

Cranfield Drive, Alsager

ST7 2LQ

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£240,000

Description

A three-bedroom detached family home in an excellent location within Alsager, benefiting from a detached garage and ample off-road parking! An ideal first time buy, this spacious home offers superb potential and fantastic value for money.

An entrance hallway leads to the spacious lounge and a sizeable kitchen/diner, with French doors leading to the rear garden. To the first floor are three bedrooms and the well-proportioned family bathroom.

Ample off-road parking is provided via a paved driveway and a detached garage, whilst the rear garden features lawned and patio areas - ideal for making the most of the summer sun!

Situated on Cranfield Drive, just off Cranberry Lane, the property is ideally placed for several schools including Cranberry Academy and Alsager School, whilst commuting links such as the M6, A500 and A34 are also within easy reach. The wealth of amenities within Alsager itself are within close proximity, including the facilities at Alsager Leisure Hub.

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

Room Descriptions

Entrance Hall
Composite front door, laminate flooring, downlights.

Lounge
15'10" x 10'11"
Laminate flooring, two UPVC double glazed windows, ceiling light point, radiator.

Kitchen/Diner
15'10" x 10'10"
Laminate flooring, UPVC double glazed window and French doors, two ceiling light point, radiator, under stairs storage cupboard, integrated double oven, gas hobs, cooker hood, space and plumbing for appliances, gas central heating boiler, one and a half bowl stainless steel sink with drainer.

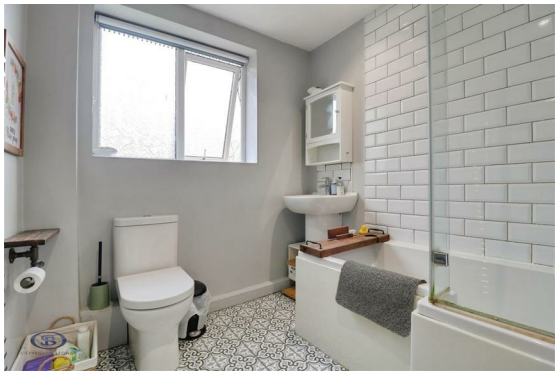
Landing
Laminate flooring, downlights.

Bedroom One
11'0" x 8'7"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, recess for storage.

Bedroom Two
11'0" x 8'2"
Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

Bedroom Three
7'8" x 7'4"
Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

Bathroom
7'9" x 6'10"
Tiled flooring, UPVC double glazed window, downlights, extractor fan, chrome towel radiator, W/C, wash basin, bath with overhead shower.



Outside
To the front of the property is a paved driveway with a paved and slate frontage, whilst the rear garden features patio and lawned areas with border shrubs.

Detached Garage
A single pre-fabricated garage with up and over garage door.

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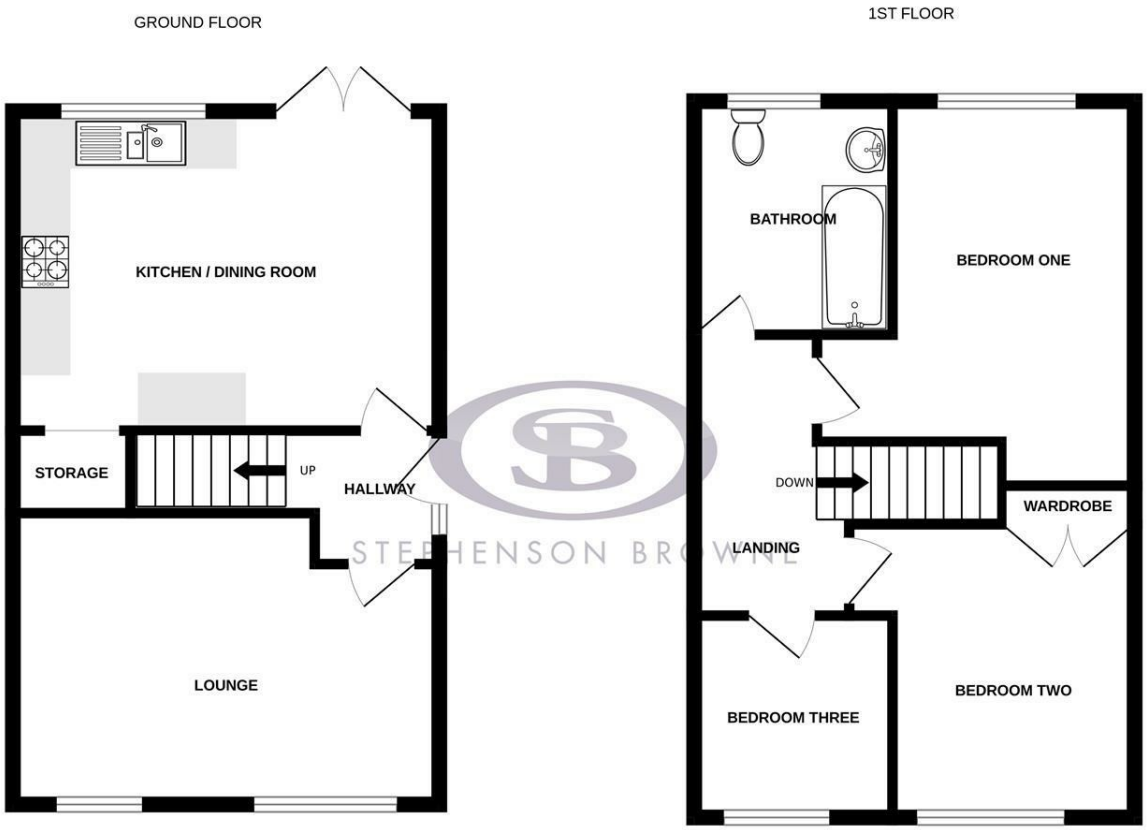
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual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

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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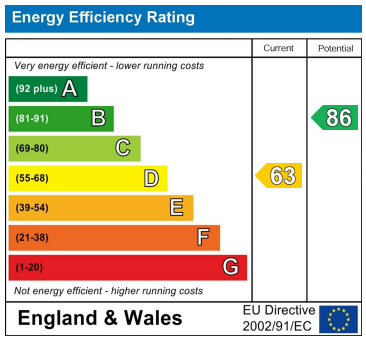
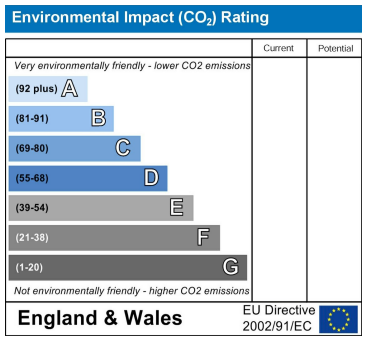
Area Map

EPC Rating





Viewing

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

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