



17 Cresswellshaw Road

ST7 2NL

£240,000



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STEPHENSON BROWNE

A beautifully presented three bedroom semi-detached family home with open-aspect views onto playing fields to the rear, with an outbuilding and well-proportioned garden!

Ideal for families and benefitting from a 'tucked away' position backing onto playing fields, this well-proportioned home would make an ideal first time buy!

An entrance hallway leads to a lounge/diner, with a kitchen, separate utility room and downstairs W/C completing the ground floor. Upstairs, there are three sizeable bedrooms and a stylish family bathroom. The property also features an outbuilding which has been converted to create a gym area, but could serve a number of uses!

Situated on Cresswellshaw Road, the property is perfectly placed for the wealth of amenities within Alsager, whilst several schools are nearby including Alsager Highfields Foundation Primary School and Alsager School, whilst Wood Park Playing Fields are quite literally behind the property and offer a wonderful outlook onto nature. Leisure facilities including Alsager Leisure Centre and Alsager Town Football Club are also within easy reach.

A fantastic family home which is beautifully presented and ready to move into! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Lounge

14'6" x 10'10"

Dining Room

10'0" x 8'10"

Kitchen

9'10" x 8'11"

Utility Room

8'11" x 7'6"

Downstairs W/C

Landing

Bedroom One

14'7" x 9'2"

(Minimum measurement to Fitted Wardrobes)

Bedroom Two

10'3" x 10'0"

Bedroom Three

10'2" x 7'0"

Bathroom

7'4" x 5'11"

Outside

The property features a paved driveway and lawned garden to the front, whilst the rear garden features patio, gravelled and lawned areas with mature border shrubs, and backs onto Wood Park playing fields!

Outbuilding/Gym

14'10" x 7'10"

A useful outbuilding currently used as a gym, but would suit a variety of uses!

Council Tax Band

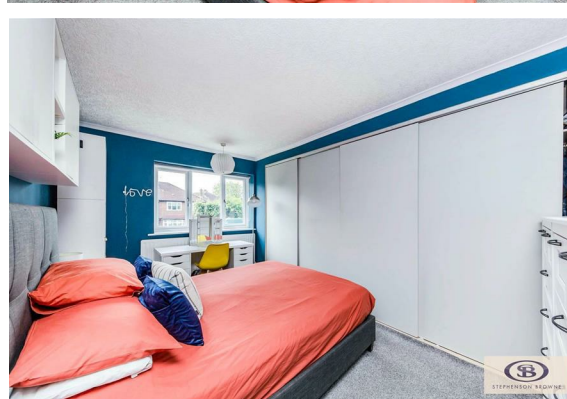
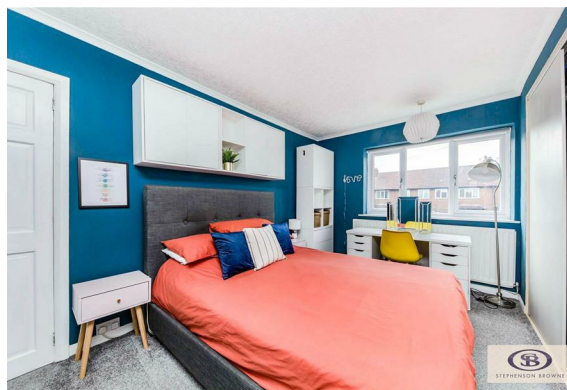
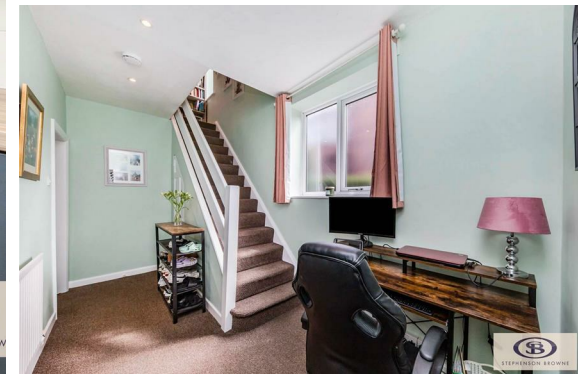
The council tax band for this property is B.

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.

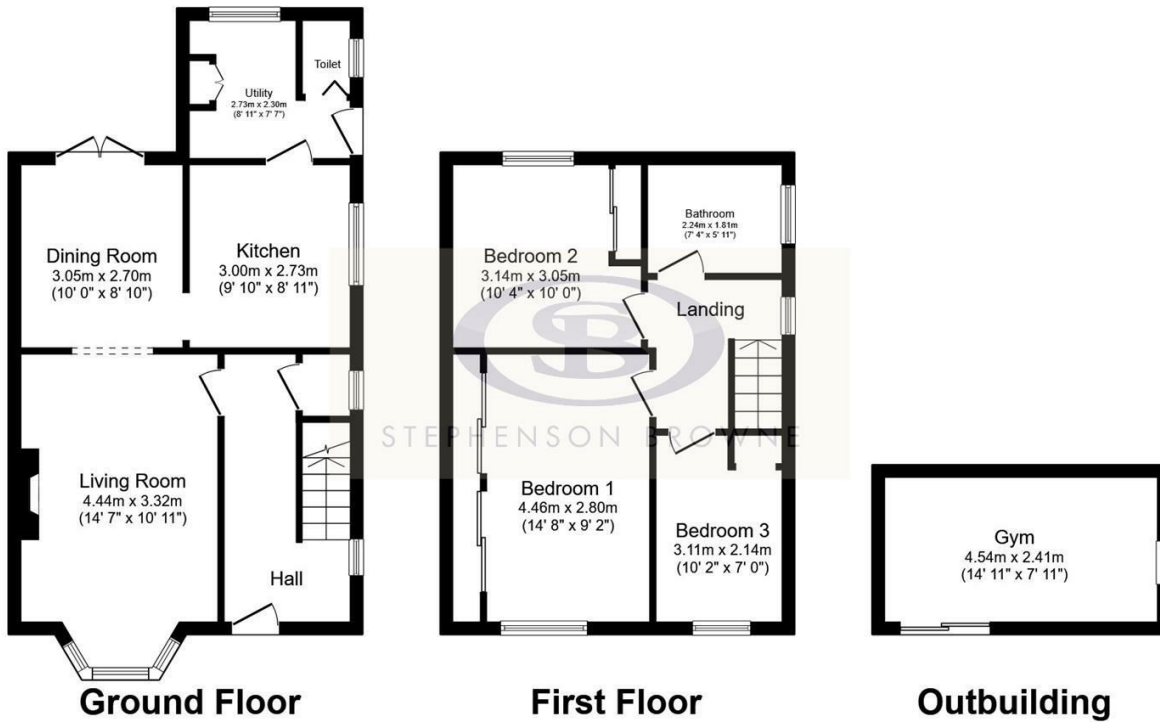
NB: Copyright

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Floor Plan



Total floor area 101.9 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
 T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk