



## 12 Woodcroft

ST7 8PD

**£195,000**



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STEPHENSON BROWNE

**NO CHAIN - NEWLY FITTED BAXI BOILER - A THREE BEDROOM** end terraced property on woodcroft situated in a pleasant position with countryside surroundings, and offering great potential for a buyer to put their own stamp on the property.

An ideal family home or first time buy, this property offers very spacious accommodation. Internally, the property briefly comprises of a spacious bright and airy lounge with UPVC double glazed French doors opening on to the rear garden, a kitchen/breakfast room overlooking the rear garden, with access to a utility room with space for a tumble dryer and washing machine. Upstairs, the principal bedroom boasts integrated wardrobes, with a further second double and third single rooms. The shower room is fitted with a shower cubicle and basin, with the seperate WC accessed from the landing.

Externally, the property boasts a great sized driveway for multiple cars and a lawned front garden. To the rear is a laid to lawn and paved private patio area creating space for seating and entertaining guests.

Situated on Woodcroft in Wood Lane, the property is ideally placed for a number of commuting links such as the M6, A500 and A34, whilst retaining a quiet position within a village location close to countryside. Wood Lane Primary School is only a short distance away, whilst a number of walks in the surrounding woods and countryside are within close proximity.

A well presented family home offered for sale with no onward chain, offering a discerning buyer potential to make their own! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Porch**

uPVC panelled entrance door with double glazed frosted insets. Double glazed windows to the front and side elevations. uPVC panelled entrance door with double glazed frosted insets into:-

### **Entrance Hall**

Stairs to the first floor. Single panel radiator. Doors to all rooms.

### **Lounge**

17'11" x 10'7"

Double glazed window to the front elevation. Double glazed French doors opening to the rear garden. Single panel radiator.

### **Kitchen/Breakfast Room**

13'3" x 10'3"

Double glazed window to the rear elevation. Range of wall, base and drawer units incorporating a stainless steel single drainer sink unit. Space for cooker. Space and plumbing for washing machine. Wall mounted gas central heating boiler.

### **Utility Room**

6'11" x 7'2"

Double panel radiator. uPVC panelled entrance door with double glazed frosted insets. Double glazed frosted window to the front elevation.



### **First Floor Landing**

Double glazed window to the rear elevation. Single panel radiator. Storage cupboard with shelving. Doors to all rooms.

### **Bedroom One**

7'8" x 10'7"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard having loft access point. Fitted wardrobes with hanging rail and shelving.



### **Bedroom Two**

10'2" x 12'1"

Double glazed windows to the front and side elevation. Single panel radiator. Storage cupboard having hanging rail.

### **Bedroom Three**

7'7" x 8'0"

Single panel radiator. Double glazed window to the rear elevation.

### **Shower Room**

5'6" x 4'7"

Two piece suite comprising a vanity wash hand basin with mixer tap and storage cupboard below, and a shower cubicle with electric shower over. Double glazed frosted window to the rear elevation. Heated towel rail.



### **Seperate WC**

2'7" x 5'2"

Double glazed frosted window to the rear elevation. Low level WC.

### **Externally**

The property is approached by a tarmac driveway accessed through double access gates providing ample off road parking for numerous vehicles. The front garden is mainly laid to lawn with paved pathway leading to the front door. Hedged and fenced boundaries. Access gate opening onto the side patio providing ample space for garden furniture. The rear garden is then partially laid to lawn with further paved area.

### **Council Tax Band**

The council tax band for this property is A.

### **NB: Tenure**

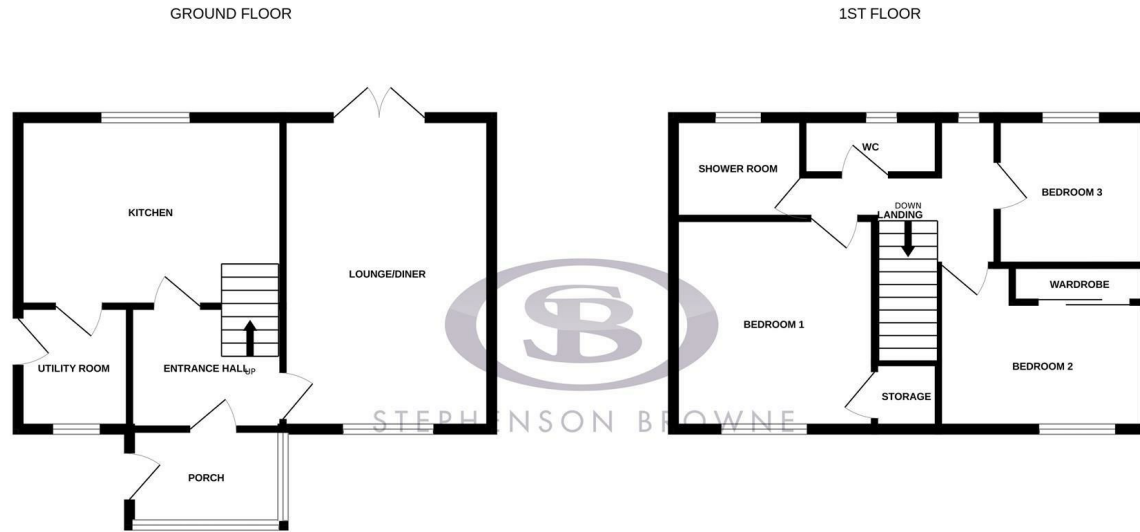
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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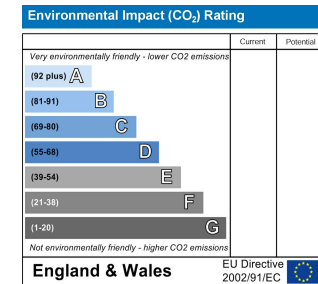
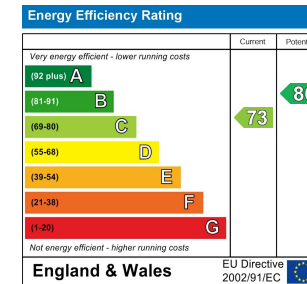


## Floor Plan



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



## 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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