



33 Cranberry Lane

ST7 2LG

£325,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - WELL PROPORTIONED FAMILY HOME - A four bedroom detached family home in Alsager, with three of the four bedrooms being doubles, spacious accommodation throughout and is well presented throughout. This property is the ideal home for modern families and is certainly not one to be missed!

On entry you will find the hallway, with access to: downstairs WC, utility room, lounge through into the dining room and the kitchen/diner offering great potential for alternative layouts. Upstairs there are four great sized bedrooms, plenty of storage, a family bathroom and separate shower room.

Externally, the home occupies a lovely plot, with parking for at least two of vehicles with the driveway and an integral, partly converted, garage. The rear garden enjoys a great degree of privacy and is well proportioned with the home.

The property is within easy reach of numerous local amenities and also highly regarded schooling. To appreciate Cranberry Lane's position, well presented interior and overall space, an early viewing is highly recommended.



Entrance Hall

Wood panelled entrance door having glazed frosted inset. Doors to all rooms. Single panel radiator. Stairs to the first floor. Understairs storage cupboard.

Downstairs WC

2'6" x 6'1"

Single panel radiator. Double glazed frosted window to the front elevation. Two piece suite comprising low level WC and a pedestal wash hand basin.

Lounge

11'10" x 17'11"

Double glazed window to the front elevation. Double panel radiator. Double doors opening into:-

Dining Room

9'6" x 10'4"

Single panel radiator. Double glazed sliding patio doors opening to the rear garden.

Kitchen/Diner

16'10" x 9'10"

A range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated oven/grill with gas hob and extractor canopy over. Double panel radiator. Two double glazed windows to the rear elevation.

Utility Room

11'3" x 7'8"

Range of wall and base units with roll top work surfaces over incorporating a stainless steel single drainer sink unit. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a freestanding fridge/freezer. Wall mounted gas central heating boiler. Glazed frosted window to the side elevation. Access into the garage.

First Floor Landing

Doors to all rooms. Double glazed frosted window to the side elevation. Storage cupboard housing the hot water cylinder.

Principal Bedroom

10'3" x 12'2"

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

Bedroom Two

11'3" x 9'5"

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



Bedroom Three

10'5" x 7'8"

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

Bedroom Four

7'4" x 7'7"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard with hanging rail and shelving.

Family Bathroom

7'7" x 6'2"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a tiled bath with mixer tap. Heated towel rail. Double glazed frosted window to the rear elevation. Tiled walls.

Shower Room

6'6" x 5'6"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a corner shower cubicle with shower over. Heated towel rail. Double glazed frosted window to the rear elevation. Tiled walls.

Externally

The property is approached by a block paved driveway to the front providing ample off road parking and leading to an integral garage. Well stocked borders and hedging give the property a great degree of privacy. Gated access to the rear garden being mainly laid to lawn with a paved patio are providing ample space for garden furniture. Well stocked borders housing a variety of trees, shrubs and plants. Fenced boundaries.

Garage

7'3" x 8'0"

Partially converted for use as the utility room. Electric roller door to the front. Power and lighting.

Council Tax Band

The council tax band for this property is E.

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

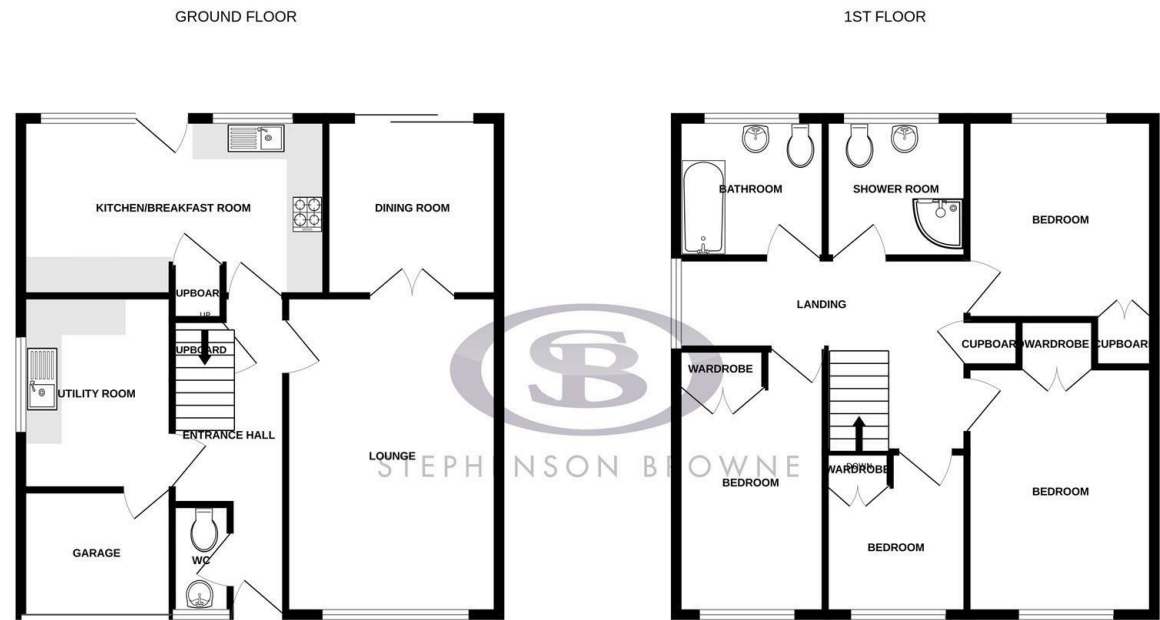
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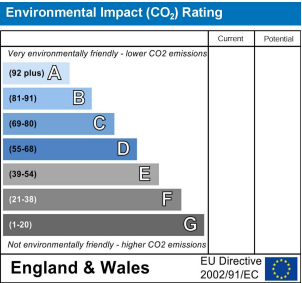
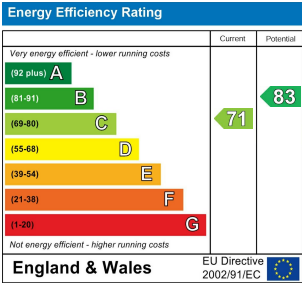


Floor Plan

Area Map



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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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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