



17 Cranfield Drive

ST7 2LQ

£270,000



STEPHENSON BROWNE

NO ONWARD CHAIN - PRIVATE REAR GARDEN - ATTACHED GARAGE - A fantastic opportunity to purchase a three bedroom detached family home in Alsager, well-presented throughout. This stylish home would make an ideal first time buy or family home, having the potential to extend the property (subject to planning permission), to create a four bedroom home if desired!

An entrance hallway leads to a spacious lounge, which opens into a separate dining room, and a well-presented kitchen, with a downstairs WC completing the ground floor. Upstairs, there are three bedrooms (two doubles and one single) and a family bathroom. Ample off-road parking is provided via a driveway and an integral garage, whilst the rear garden features lawned and patio areas with mature border shrubs and gated side access.

Situated on Cranfield Drive, 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 Hall

Composite entrance door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms. Single panel radiator. Double glazed window to the side elevation.

Downstairs WC

2'7" x 6'2" (0.805 x 1.902)
Double glazed frosted window to the front elevation. Wall mounted gas central heating boiler. Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap.

Lounge

12'1" x 12'1" (3.694 x 3.706)
Single panel radiator. Double glazed window to the front elevation.

Dining Room

8'8" x 9'10" (2.647 x 3.011)
Single panel radiator. Double glazed sliding patio doors opening to the rear garden.

Kitchen

8'9" x 9'10" (2.673 x 3.019)
Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with electric hob and extractor canopy over. Space for undercounter fridge. Space for washing machine. Double glazed window to the rear elevation. Understairs storage cupboard. Double glazed frosted door opening to the side.

First Floor Landing

Double glazed window to the side elevation. Loft access point. Doors to all rooms. Storage cupboard with hanging rail and shelving.

Bedroom One

10'7" x 11'11" (3.236 x 3.657)
Single panel radiator. Double glazed window to the front elevation. Fitted wardrobe with hanging rail and shelving.





Bedroom Two

11'6" x 9'5" (3.524 x 2.893)

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

Bedroom Three

8'1" x 8'8" (2.478 x 2.665)

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

Family Bathroom

5'5" x 7'1" (1.671 x 2.175)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. Fully tiled walls. Double glazed frosted window to the rear elevation. Single panel radiator.



Garage

21'0" x 7'10" (6.419 x 2.401)

Up and over door to the front. Courtesy door to the side. Double glazed frosted window to the rear. Power and lighting.

Externally

The front of the property is approached by a tarmac driveway providing off road parking. The front and rear gardens are mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries. Outside tap.

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

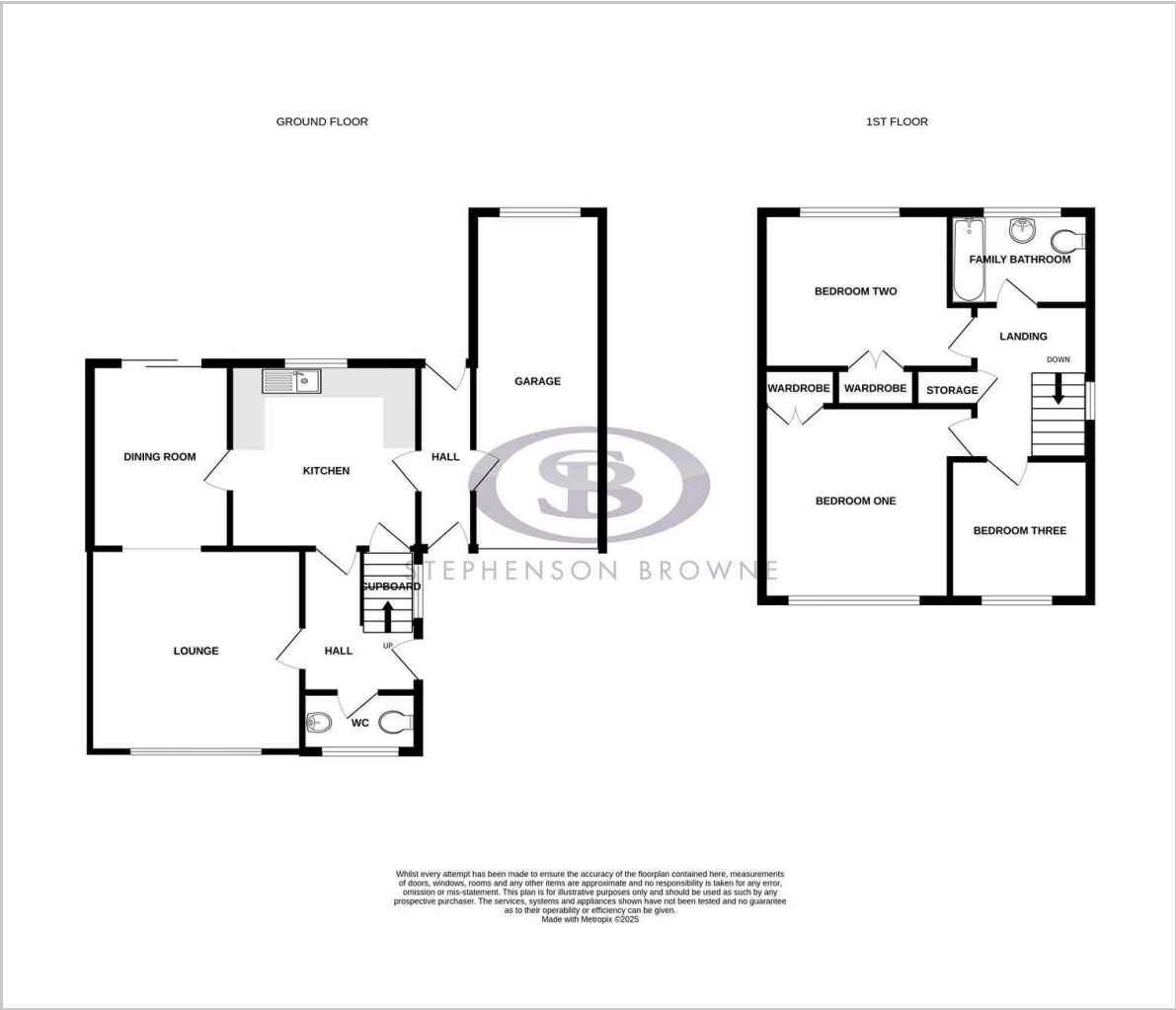
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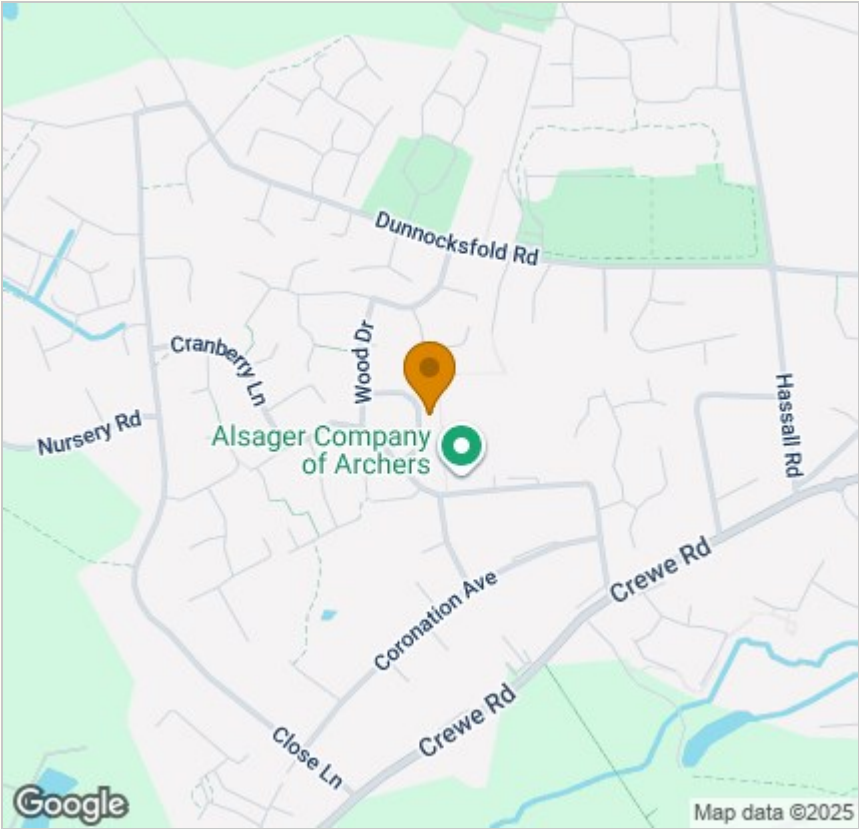
Floor Plan



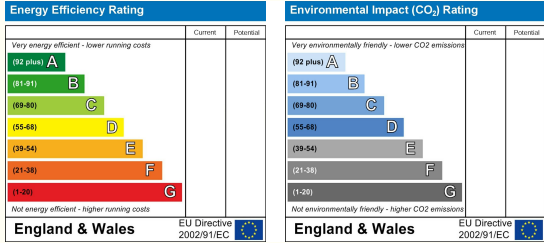
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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