



## 11 Woodland Gardens

CW1 4JS

Asking Price £229,500



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STEPHENSON BROWNE



We here at Stephenson Browne are delighted to bring to the market this fabulous detached home demanding an early viewing standing in lovely wrap around gardens.

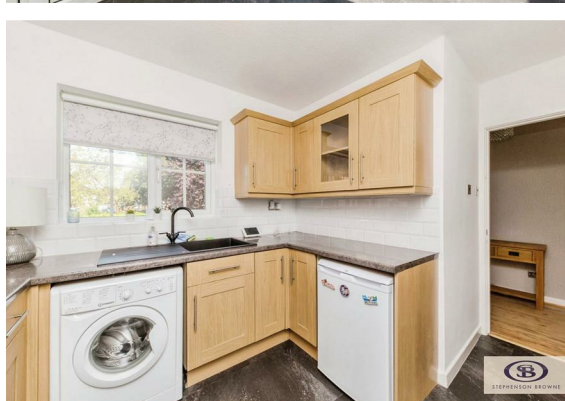
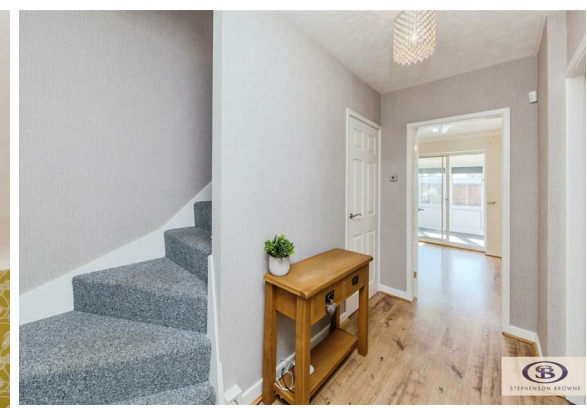
The property is nicely set back from the road, overlooking the green within this select development made comprising a pleasing mix of houses and bungalow. The property is offered for sale with no buying chain involved and is sure to impress upon inspection with great size rooms and a versatile layout. It is bright, spacious and contemporary home offers superb accommodation and we are sure that you will be delighted with both the interior and exterior and we really suggest that you find the time to view straight away as it will certainly not be around for long. It is sure to get snapped up really quickly!

This lovely home sits nicely within it's wrap around plot set well back from the road, it has lovely private walled landscaped gardens which have been well designed providing a super outdoor area ideal for alfresco dining or just socialising with family and friends.

The property also boasts a garage and driveway providing invaluable off road parking.

Sure to delight upon inspection this deceptively spacious home offers excellent room sizes and versatility having three bedrooms and a conservatory. The property also boasts double glazing, gas central heating, a great size lounge, fitted kitchen, modern bathroom and ground floor cloakroom. Ready to move into and not to be missed.

Located within a highly desirable area just on the outskirts of the town centre. Positioned within walking distance of local shops for day to day needs, schools for all ages and both the lifestyle centre and retail park are close to hand which should cater for all your shopping and leisure needs. Ring us today to secure your viewing.





### **Entrance Hall**

### **Cloakroom**

Modesty double glazed window. Radiator. Low level W.C. Wash hand basin. Complementary tiling. Radiator.

### **Kitchen**

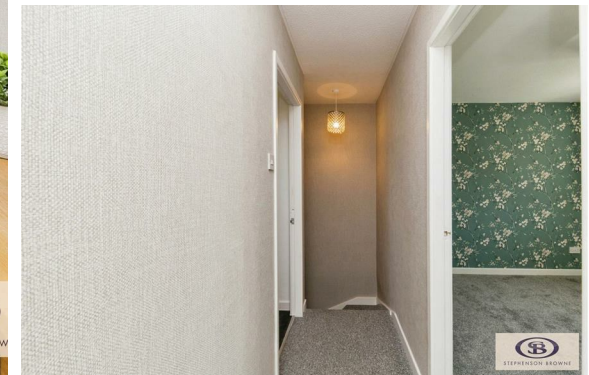
Double glazed window, range of base and wall mounted cabinets comprising a single drainer sink units with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. integrated oven with gas hob and extractor canopy over. Plumbing for a washing machine and space for a fridge. Complementary tiling. Radiator. Wall mounted boiler.

### **Lounge Diner**

Double glazed window. Gas fire as fitted. Wooden style flooring. Double glazed sliding patio doors leading through to the conservatory. Radiator.

### **Conservatory**

Double glazed windows. Door to the garden.



### **Stairs to First Floor**

Landing giving access to all rooms.

### **Bedroom One**

Double glazed window. Radiator. Walk in wardrobe.

### **Bedroom Two**

Double glazed window. Radiator.

### **Bedroom Three**

Double glazed window. Radiator.

### **Bathroom**

Modesty double glazed window. Suite comprising a panel bath with wall mounted shower over, pedestal wash hand basin and low level W.C. Radiator.





**Garage**

Up and over door. Power and light. Side door and window.

**Externally**

The property occupies a corner position with gardens to the front, side and rear.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

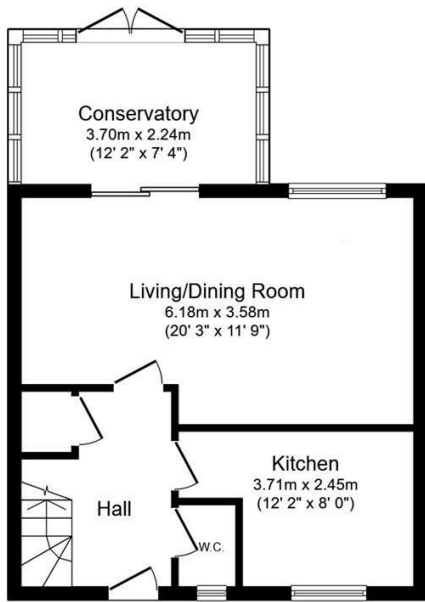
**Council Tax**

Band C.



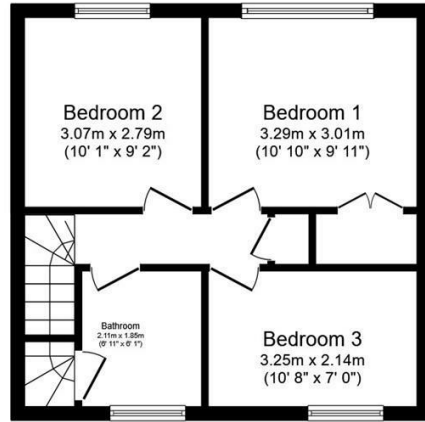


## Floor Plan



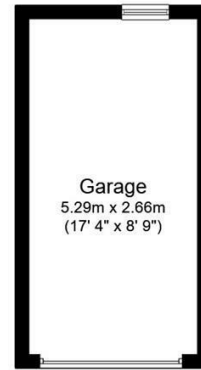
### Ground Floor

Floor area 46.9 sq.m. (505 sq.ft.) approx



### First Floor

Floor area 37.9 sq.m. (408 sq.ft.) approx



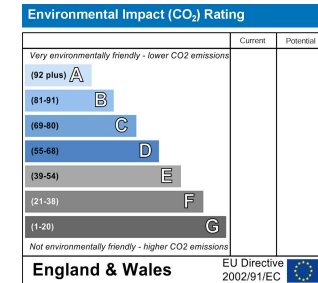
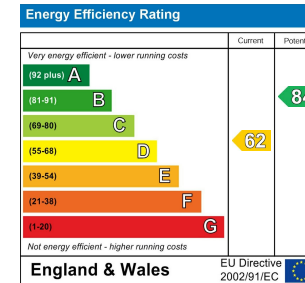
### Garage

Floor area 14.1 sq.m.  
(151 sq.ft.) approx

Total floor area 98.9 sq.m. (1,064 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](http://www.focalagent.com)

## 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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