



## 12 Cranmer Parkes Close

ST7 2WN

Offers Over £230,000



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STEPHENSON BROWNE

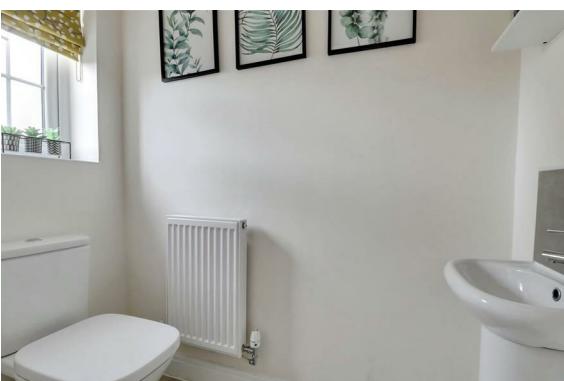
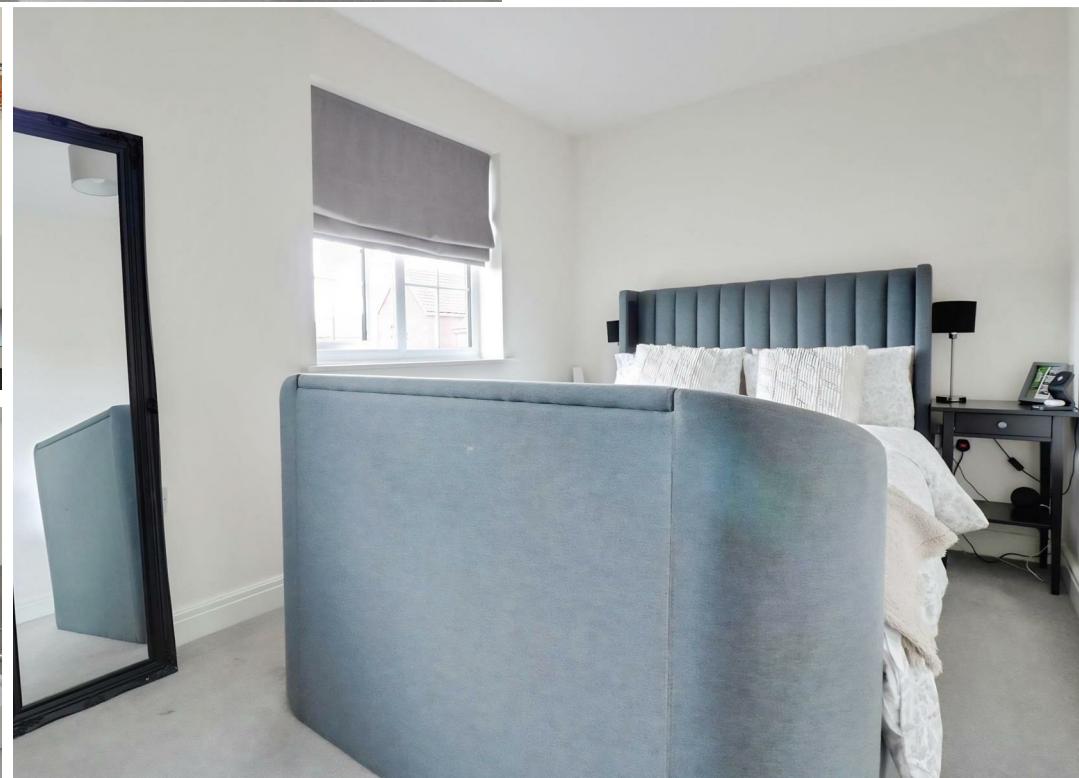
Built by Wain Homes to the popular 'Baird' design, this superb three-bedroom home is situated on the highly sought-after Lawton Green development. Ideally positioned within easy reach of Alsager Village, the property enjoys convenient access to excellent local schools, a variety of leisure facilities, and a wide range of shops and amenities.

This modern home boasts a host of appealing features, including energy-efficient double glazing, a gas central heating system, and a guest cloakroom on the ground floor. The spacious and beautifully presented lounge offers a welcoming space, while the contemporary open-plan kitchen/diner at the rear is fitted with a stylish range of units, integrated appliances, and French doors that open out to the landscaped rear garden.

Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles alongside a sleek family bathroom with a modern three-piece suite.

Externally, the property offers off-road parking via a front driveway and an enclosed rear garden that has been recently landscaped with low-maintenance artificial lawn a garden shed and a stylish patio area perfect for outdoor entertaining.

An excellent opportunity for first-time buyers and families alike.



### **Cloakroom**

With vinyl flooring, double glazed window to front elevation, radiator, a low-level pushbutton WC and a pedestal hand wash basin with mixer tap.

### **Living Room**

15'10" x 11'6"

A spacious lounge with double glazed window to front elevation, built-in understairs storage cupboard, fitted carpets and radiator.

### **Kitchen/Diner**

14'9" x 9'6"

With double glazed window and french doors leading to the rear private garden a range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances, oven and hob with extractor fan over, integrated fridge/freezer vinyl flooring and radiator.

### **Master Bedroom**

14'9" x 8'0"

With double glazed windows to the front elevation, fitted carpets and radiator.

### **Bedroom Two**

12'5" x 8'5"

With double glazed window to the rear elevation, fitted carpets and radiator.

### **Bedroom Three**

8'9" x 6'2"

With double glazed window to the rear elevation, fitted carpets and radiator.

### **Family Bathroom**

A modern bathroom suite with double glazed window to the side elevation, radiator, vinyl flooring a three-piece suite comprising of: a low-level pushbutton WC, pedestal hand wash basin mixer tap and a panelled bath with wall mounted mixer shower over.

### **NB: Copyright**

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### **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.

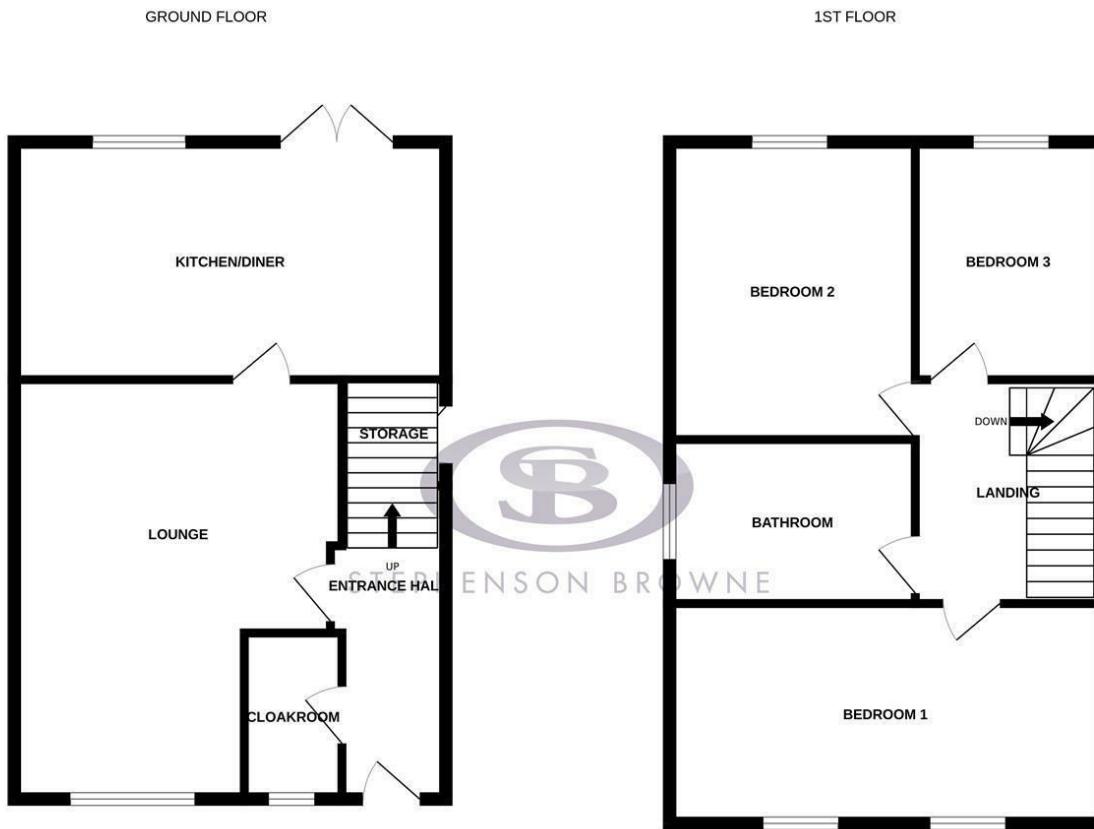
### **Council Tax Band**

The council tax band for this property is C.



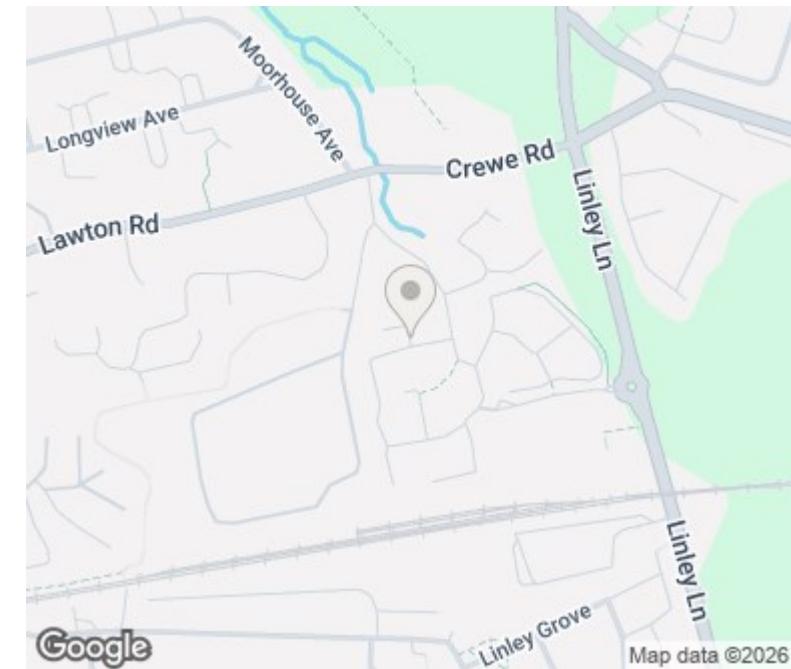


## Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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