



STEPHENSON BROWNE

## Cranford Mews, Alsager

ST7 2YJ



£225,000

## Description

A two bedroom end-mews home with a **LARGER-THAN-AVERAGE PLOT AND GARDEN**, occupying a prime position at the head of a cul-de-sac!

Benefiting from a Conservatory to the rear, this well-presented home would make an ideal first time buy. It's worth noting that the property has the advantage of two side-by-side parking spaces, located directly next to the home.

An entrance porch leads to the spacious lounge, which in-turn accesses the kitchen and conservatory, which is currently used as dining room and features a delightful outlook overlooking the rear garden looking towards woodland. To the first floor are two double bedrooms and the family bathroom.

Off-road parking for two vehicles if provided via a tarmacadam driveway next to the property, but the real showstopper here is the rear garden. Larger than you may expect, this garden features patio and lawned areas and creates an exceptional outdoor space which would be ideal for families to enjoy the best of the summer sun!

Situated in a 'tucked away' position on Cranford Mews, the property is ideally placed for a number of schools including Cranberry Academy and Alsager School, whilst the wealth of amenities within Alsager are within easy reach. Commuting routes such as the M6, A500 and A34 are also only a short distance away.

A fantastic home sitting on a truly excellent plot, with a much larger garden than you may expect! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Porch

Entered via UPVC front door with leaded upper panels. Gas meter cupboard, door leading into;

## Lounge

13'5" x 10'7"

A good sized main entertaining room which leads through to the conservatory. Stairs to the first floor. Floor to ceiling modern radiator. Telephone point. Under stairs storage cupboard. Fitted carpet

## Conservatory

11'3" x 10'9"

A spacious additional living space with a delightful aspect overlooking the rear garden, currently used as a dining room. Solid wood flooring.

## Kitchen

14'0" x 8'0"

A stylish high gloss kitchen fitted with a range of wall, base and drawer units incorporating solid walnut round edged working surfaces and a single drainer sink unit with mixer tap. Plumbing for automatic washing machine, cooker point with stainless steel extractor fan over. Laminate floor. Single panelled radiator. UPVC French door leading to the rear garden.

## Landing

With window to the side elevation. Fitted carpet.

## Bedroom One

11'5" x 10'2"

Two UPVC double glazed windows, to the front and rear aspect, double panelled radiator. Built in storage cupboard. Fitted wardrobe with mirrored doors and fitted dressing table. Fitted carpet.



### Bedroom Two

9'8" x 7'10"

With window to the rear elevation. Single panelled radiator. Telephone point. Loft access. Fitted carpet.

### Bathroom

A three-piece suite with twin gripped panelled bath and IMI range shower unit over. Pedestal wash hand basin and W/C. Frosted window to the front elevation. Modern tall radiator. Part tiled walls.

### Outside

Occupying a larger-than-average plot, off-road parking is provided via two side-by-side parking spaces on a tarmac driveway to the side of the property, whilst the very generous rear garden features patio and lawned areas with a rockery. An ideal space to enjoy the best of the summer weather and the perfect place for families to relax!

### Council Tax Band

The council tax band for this property is C.

### Freehold 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

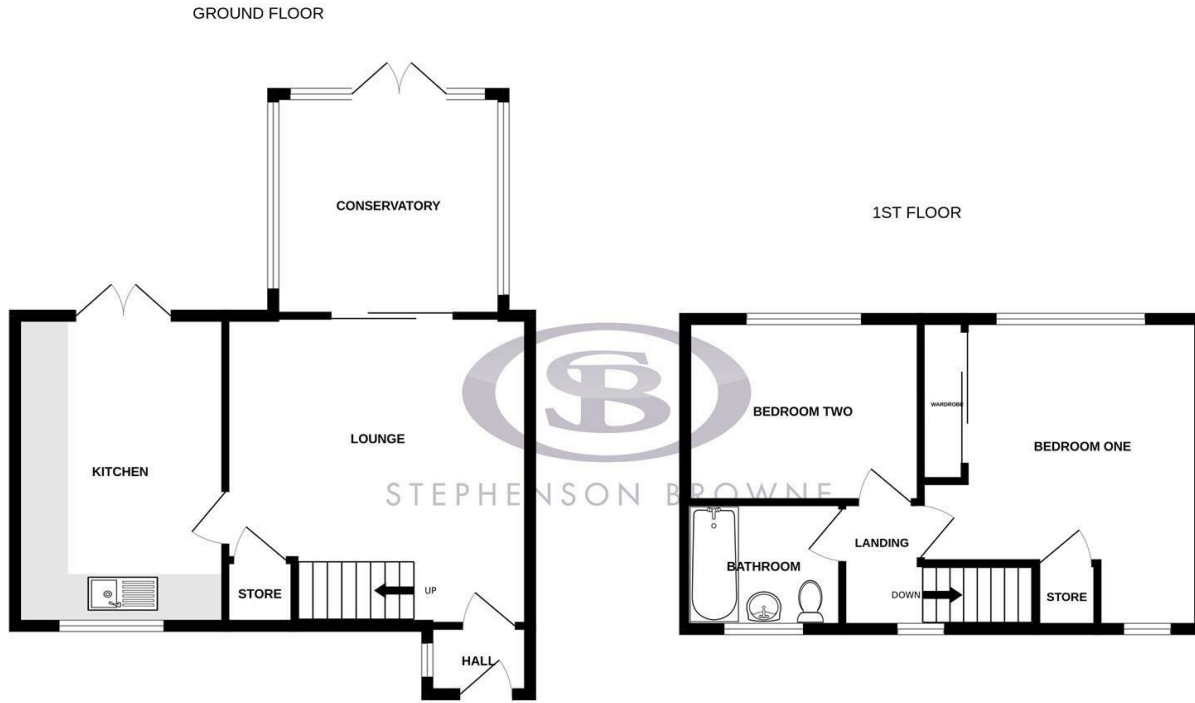
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### Alsager AML Disclosure

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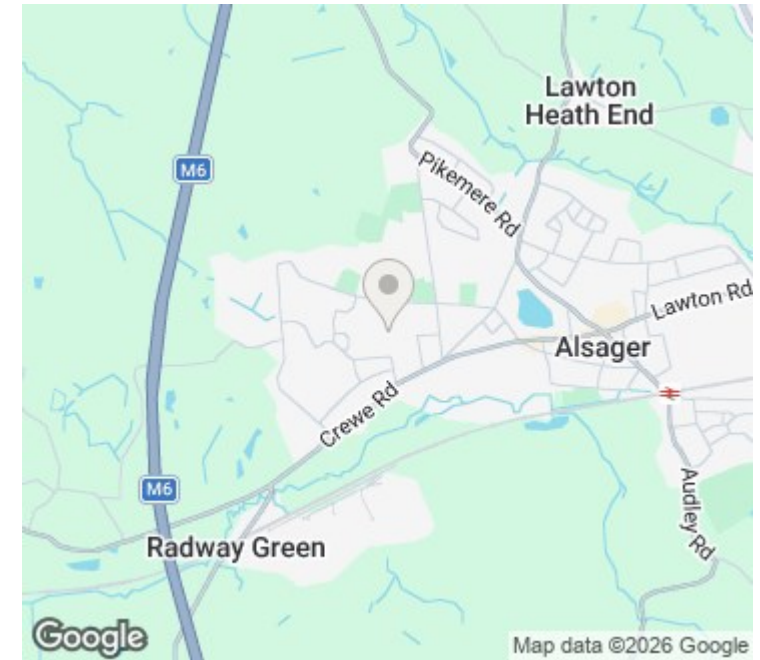


# Floorplans



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



# EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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