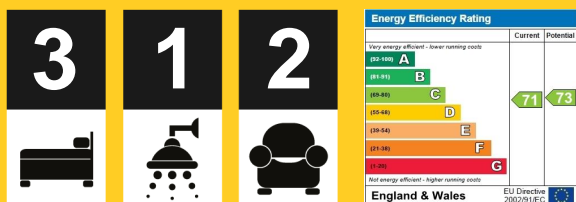




## Cranberry Lane, Alsager ST7 2NX

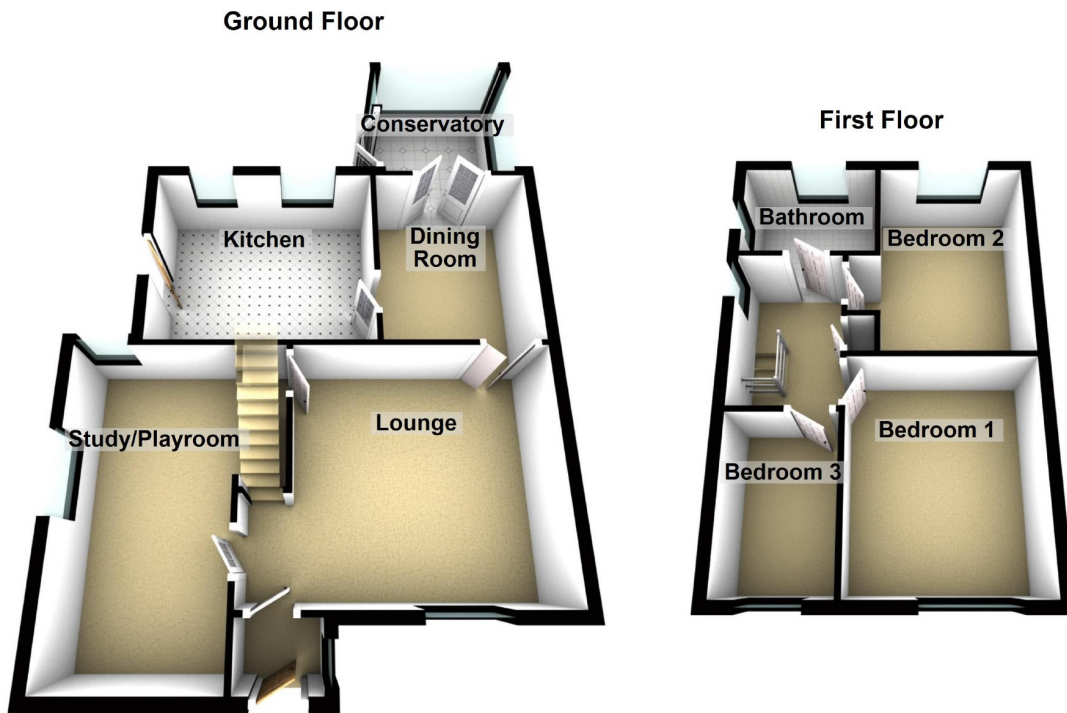


# £179,950

Viewing highly recommended on this property offered with NO UPWARD CHAIN, it has ample family living accommodation and is situated in popular residential location within easy reach of local schooling and amenities. The property briefly offers, lounge, dining room, kitchen, converted garage useful as playroom/study, three bedrooms and bathroom. The property has gas central heating and double glazing. Off road driveway parking and enclosed garden.

To view: 01270 877778  
[alsager@bjbmail.com](mailto:alsager@bjbmail.com)





### Entrance Porch

Double glazed door to the front and double glazed window to the side. Halogen spotlights. Inner Door to the lounge.

### Lounge 4.90m x 3.96m (16'1 x 13')

Double glazed window to the front and double panelled radiator. Fire surround with living flame effect gas fire. Laminate wood strip flooring. Stairs to the first floor.

### Playroom/Office 5.03m x 2.62m (16'6 x 8'7)

Double glazed window to the side and rear. Double panelled radiator. Halogen spotlights.

### Dining Room 3.18m x 2.64m (10'5 x 8'8)

Double glazed french door to the conservatory and door to the kitchen. Laminate flooring and radiator.

### Conservatory 2.34m x 2.31m (7'8 x 7'7)

Double glazed conservatory overlooking the garden with laminate flooring.





**Kitchen 3.78m x 3.12m (12'5 x 10'3)**

Modern larger than average fitted Kitchen. Two double glazed windows to the rear and double glazed door to the side. Range of wall, drawer and base units in light pine, incorporating round edged heat resistant work surfaces and double sink unit with drainer and mixer tap. Built in Zanussi stainless steel oven with four ring ceramic hob and extractor over.

**First Floor**

Double glazed window to the side elevation and loft access. Airing cupboard and doors leading off.

**Bedroom 1 3.66m x 3.05m (12' x 10')**

Double glazed window to the front and radiator. Laminate flooring.

**Bedroom 2 3.51m x 2.49m (11'6 x 8'2)**

Double glazed window to the rear and radiator. Laminate flooring.

**Bedroom 3 2.74m x 1.83m (9' x 6')**

Double glazed window to the front and radiator. Laminate flooring.

**Bathroom**

Two double glazed windows and chrome towel radiator. Three piece suite, comprising WC, wash hand basin and panelled shower bath with electric shower over.

**External**

To the front is parking for several vehicles. The rear garden is enclosed and has a lawned area and paved patio.

**IMPORTANT NOTICE**

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.