

67 Liverpool Road West, Church Lawton, Stoke-On-Trent,

FOLLWELLS



- Traditional Character Three Bedroom Detached House
- Requiring Refurbishment and Offering Huge Potential
- Elevated Position with Shared private Road Approach
- Substantial Plot with South Facing Rear Garden
- Views Over Adjacent Fields to Rear
- No Upward Chain

3  1  2 

Offers in Excess of

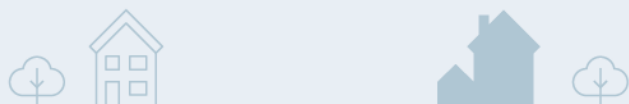
£325,000

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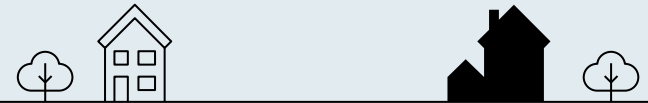


Please be advised that an offer has been accepted on this property subject to contract and is in the hands of solicitors. At the request of the vendor the property remains available for viewings.

A traditional three bedroom detached house full of character and in need of general refurbishment throughout. Potentially suited for a builder/developer or alternative owner occupier looking for a project property. Situated to the outskirts of Church Lawton, with south facing rear views across fields adjacent to the rear boundary and elevated aspect to front. The property stands centrally on a good size garden plot with separate large detached garage and timber framed garden room to rear.

The accommodation provides enclosed entrance porch with original feature glazed archway double door entrance to a reception hallway with bevelled glass panelling/inner door and a turn staircase to the first floor with under-stairs store. There are two large principal receptions comprising of a front sitting/dining room having round bay with further window to side and an electric fire. The rear sitting room has an original feature tiled fireplace and further dual aspect window outlook to include a round bay window having views over garden and the rural landscape beyond. There is an original fitted kitchen which includes original tiling and sink set within uPVC rear bay window. To the side of the kitchen there is a lobby giving entrance to cloakroom with two piece classic sanitary suite with further original tiling. Separate tiled shower cubicle and a uPVC glazed side entrance porch. The first floor comprises of a landing with window to side and three bedrooms all having dual aspect outlook which includes a repeat round bay to the front bedroom. The main rear bedroom enjoys further rural views and is fitted with wardrobes and drawer/desk unit. There is a large bathroom with three piece suite which includes original bath and pedestal wash hand basin and tiling to walls. A cupboard houses the hot and cold water tanks.





The property has an elevated approach via a shared private road leading to six properties. There is a good length driveway and a large detached brick and tiled garage with automatic roller door, further window and door to side and light/power. Situated to the rear of the garage is a timber framed garden room having glazed aspect and outlook onto the fields beyond. The front and rear gardens have lawn areas with plant/borders and beds with paved pathways surrounding the property and fence/wall enclosures. The village of Church Lawton is situated onto the easterly outskirts of Alsager affording all necessary amenities.



## IMPORTANT INFORMATION

Services - Mains Electricity, Water and Drainage Connected -

Heating - Electric Storage Heaters -

Tenure - Freehold -

Council Tax - Band 'E' -

EPC Rating 'E' -

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

