



**59 Lawton Road**

ST7 2DA

**Guide Price £195,000**



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STEPHENSON BROWNE

**NO CHAIN!** A deceptively spacious fore-courted mid-terrace townhouse with three double bedrooms, two shower rooms, two reception rooms and a large rear garden, offered for sale with no onward chain!

A fantastic opportunity to purchase a sizeable home with extensive accommodation which is ideally situated for the wealth of amenities within Alsager, offering a blank canvas for those wishing to put their own stamp on their next home. The home has been much-loved and carefully maintained over the years and is now ready for a new lease of life.

An entrance hallway leads to two well-proportioned reception rooms, a useful under-stair storage area which provides access to a cellar, a kitchen, separate utility room/rear porch, and a downstairs shower room which completes the ground floor. Upstairs, there are three double bedrooms, a shower room, airing cupboard and access to the loft space.

The real surprise here is the rear garden, which is larger than you may expect and features a paved yard area as well as a further garden including an artificial lawn and a patio/seating area. An ideal setting for families looking to enjoy the spring and summer weather!

Situated on Lawton Road near to the heart of Alsager, a variety of bus routes and other transport links such as the M6, A500 and A34 are within easy reach, with several schools also nearby. Alsager Train Station is a short distance away and easily accessible.

A spacious home offering lots of potential which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

#### **Entrance Hall**

UPVC double glazed front door, fitted carpet, wall light points, radiator, understair storage area and access to cellar.

#### **Front Reception Room**

12'11" x 11'7" (3.694 x 3.555)

With UPVC double glazed bay window, ceiling light point, fitted carpet, radiator, feature fireplace.

#### **Rear Reception Room**

12'11" x 9'11" (3.957 x 3.040)

A feature fireplace fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Kitchen**

15'2" x 8'4" (4.636 x 2.544)

Fitted carpet, two UPVC double glazed windows and UPVC double glazed rear door leading into the Utility. Ceiling strip light, radiator, one and a half bowl sink with drainer, electric hobs, double oven, gas central heating boiler, part tiled walls.

#### **Utility**

A useful utility room with space and plumbing for appliances, with a timber rear door leading to the rear garden.

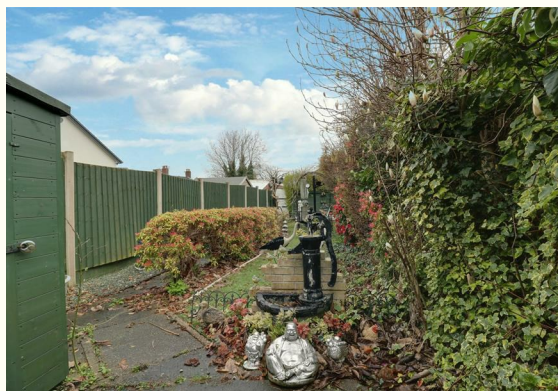
#### **Shower Room**

7'6" x 6'1" (2.296 x 1.859)

Fitted carpet, two UPVC double glazed windows, ceiling strip light, radiator. W/C, wash basin with vanity unit, walk in shower.

#### **Landing**

A galleried landing with fitted carpet, two ceiling light points, radiator, airing cupboard and loft access.





**Bedroom One**

11'11" x 11'7" (3.651 x 3.536)

Fitted carpet, UPVC double glazed window, ceiling light point, two radiators.

**Bedroom Two**

15'3" x 8'4" (4.651 x 2.545)

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

**Bedroom Three**

13'0" x 9'11" (3.980 x 3.043)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



**Shower Room**

8'6" x 4'8" (2.597 x 1.426)

Fitted carpet, UPVC double glazed window, ceiling strip light, radiator, W/C, wash basin with vanity unit, walk in shower.

**Outside**

To the front of the property is a forecourted garden with artificial grass, whilst the rear garden features a paved yard area, as well as a further garden space with two storage sheds, an artificial lawned area, a patio/seating area and gated rear pedestrian access onto Shady Grove (accessed via a back lane).

**NB: Council Tax Band**

The council tax band for this property is B.

**NB: Tenure**

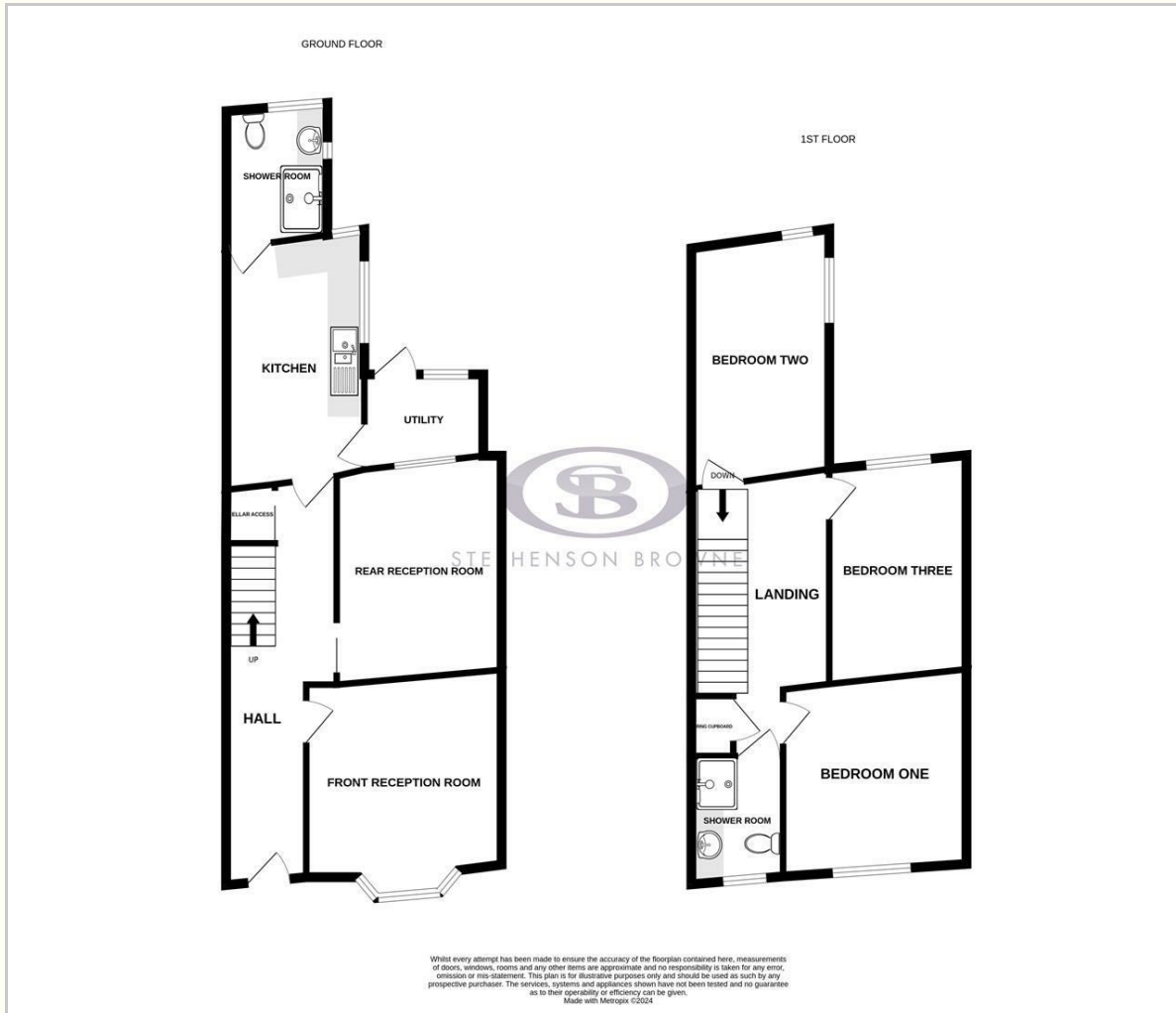
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

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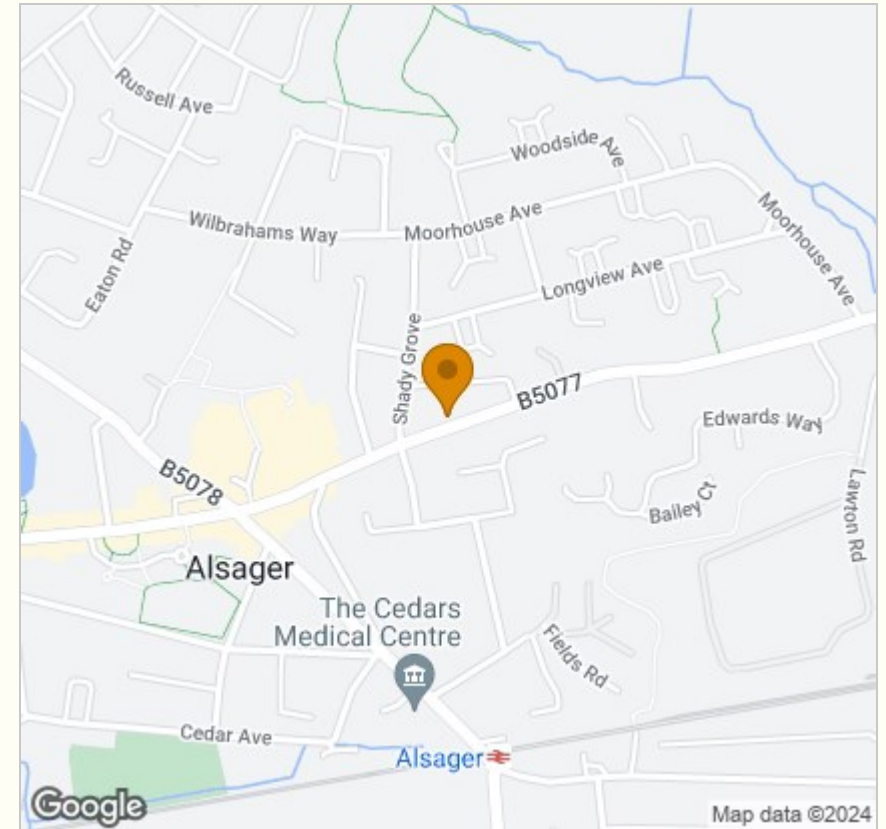
## Floor Plan



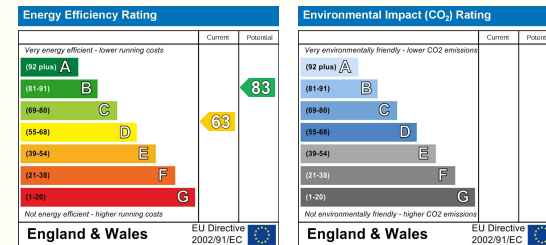
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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