




STEPHENSON BROWNE
FOR SALE
www.stephensonsbrowne.co.uk
01273 883130

29 Woodgate Avenue

ST7 3EF

Guide Price £225,000



3



1



2



STEPHENSON BROWNE



NO ONWARD CHAIN & EXTENDED ACCOMMODATION -
This three bedroom, extended dormer bungalow located on Woodgate Avenue boasts a generous plot with gardens to front and rear. Offered for sale with no onward chain, it's not one to be missed!

Woodgate Avenue is a quiet residential road within Church Lawton, with this property in particular appealing to a range of buyers - whether you are looking to downsize or if you've got your heart set on a project, this home offers a huge amount of potential!

Briefly, the layout comprises of a hallway boasting fitted storage, bathroom with three piece suite and an impressive lounge space with gas feature fireplace. At the rear elevation, you will find a fitted kitchen, comprising of a range of wall, base and drawer units along with space for all necessary appliances, opening into the superb extension creating a dining/family room.

To the first floor you will find two spacious double bedrooms, with the principal having inbuilt wardrobes, in addition to a well proportioned third single room.

Externally, the property enjoys a driveway to suit approximately two cars, and presents a lovely front lawn area which could easily be converted to create additional off road parking if desired! To the rear is a fantastic garden, with a paved courtyard and a good sized lawn, hosting soil borders home to a number of decorative shrubs and plants. As well as this is a garage, ideal for a car, storage or even converting to create more internal space!

Viewings come highly recommended to avoid missing out! Call Stephenson Browne today to arrange yours!

Hallway

With fitted carpet, radiator, ceiling light fitting, substantial fitted cupboards for storage, stairs to the first floor and doors to ground floor rooms, including:

Lounge

15'4" x 10'11" (4.678 x 3.332)

Generous in size, enjoying a gas feature fireplace with marble style surround and mantle, coving to the ceiling, ceiling light fitting, ample sockets, TV point, radiator, UPVC double glazed window to front elevation and door to:

Kitchen

10'11" x 8'3" (3.333 x 2.536)

Comprising of a range of wall, base and drawer units with working surfaces over, having an integral sink with drainer and space for all necessary free-standing appliances such as cooker, fridge freezer and washing machine. With mostly tiled walls creating splashbacks, ample sockets, ceiling strip light, UPVC double glazed window to rear elevation, wall mounted BAXI boiler and open plan to:





Dining / Family Room

16'2" x 9'2" (4.950 x 2.817)

Having UPVC double glazed sliding doors opening to the garden, tile effect flooring, two ceiling light fittings, ample sockets, TV point, radiator and double doors taking you back into the hallway.

Bathroom

9'8" x 4'10" (max measurements) (2.969 x 1.495 (max measurements))

Consisting of a push flush WC, pedestal hand basin and panelled bath with hand-held shower head attached. With part tiled walls creating splashbacks, UPVC double glazed obscure glass window to front elevation, vinyl flooring, ceiling light fitting and chrome heated towel rail.

Landing

With fitted carpet, ceiling light fitting and doors to all first floor rooms, including:

Principal Bedroom

10'11" x 10'11" (3.344 x 3.330)

Enjoying fitted wardrobes with sliding doors, and double doors opening to storage cupboard housing the tank, fitted carpet, ceiling light fitting, UPVC double glazed window to rear elevation, ample sockets, door to eaves storage and radiator.

Bedroom Two

12'8" x 9'3" (3.880 x 2.832)

Another good size double bedroom with fitted carpet, ceiling light fitting, UPVC double glazed window to rear elevation, radiator and ample sockets.

Bedroom Three

11'6" x 6'5" (3.521 x 1.972)

With a UPVC double glazed window to side elevation, door to eaves storage, radiator, ample sockets, ceiling light fitting and fitted carpet.

Council Tax Band

The council tax band for this property is C

NB: Tenure

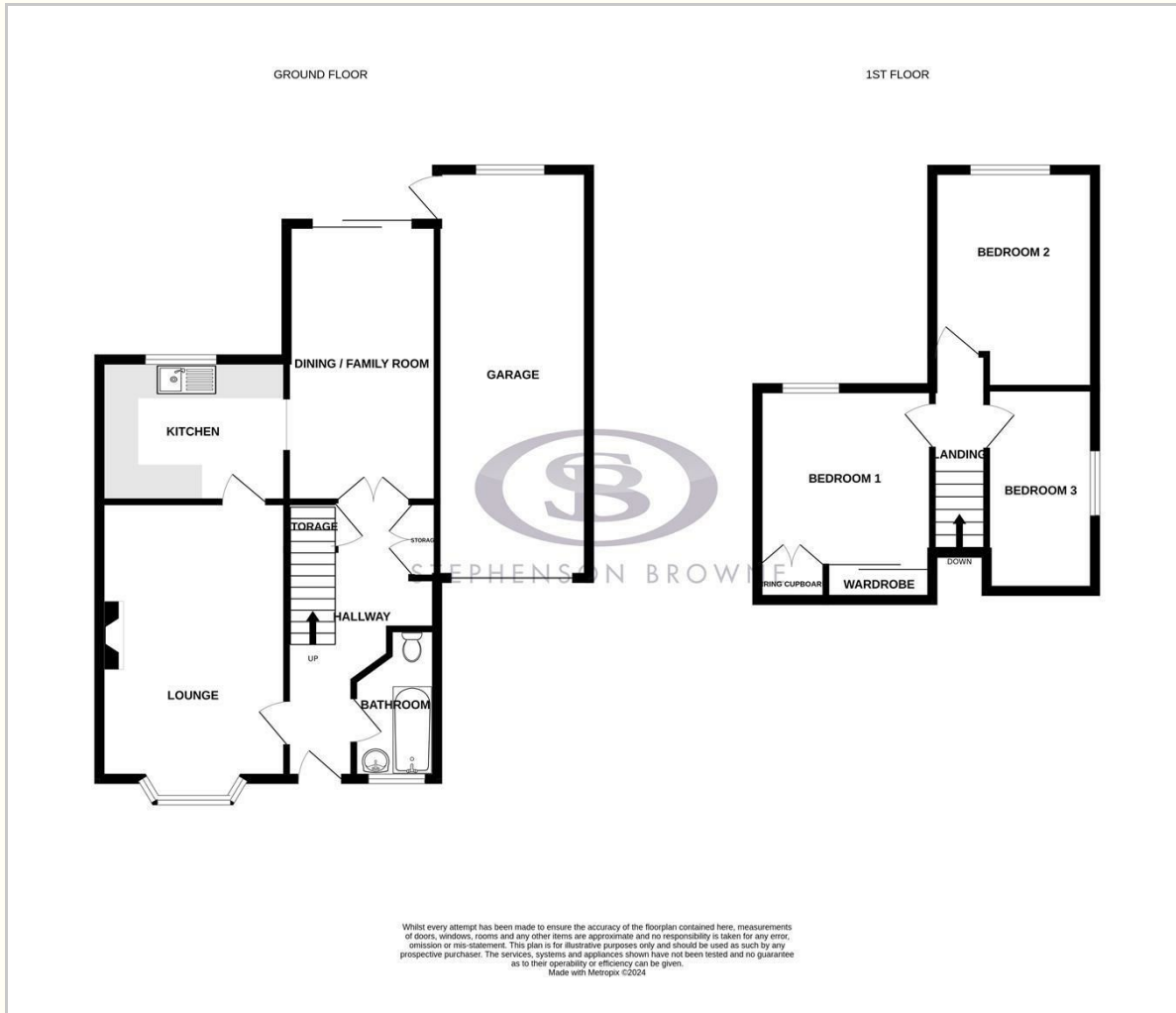
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floor Plan



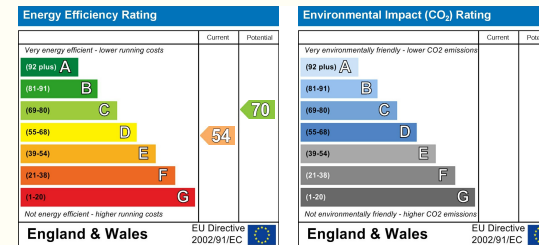
Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk