



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

**29 Woodgate Avenue**

ST7 3EF

**Guide Price £225,000**



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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

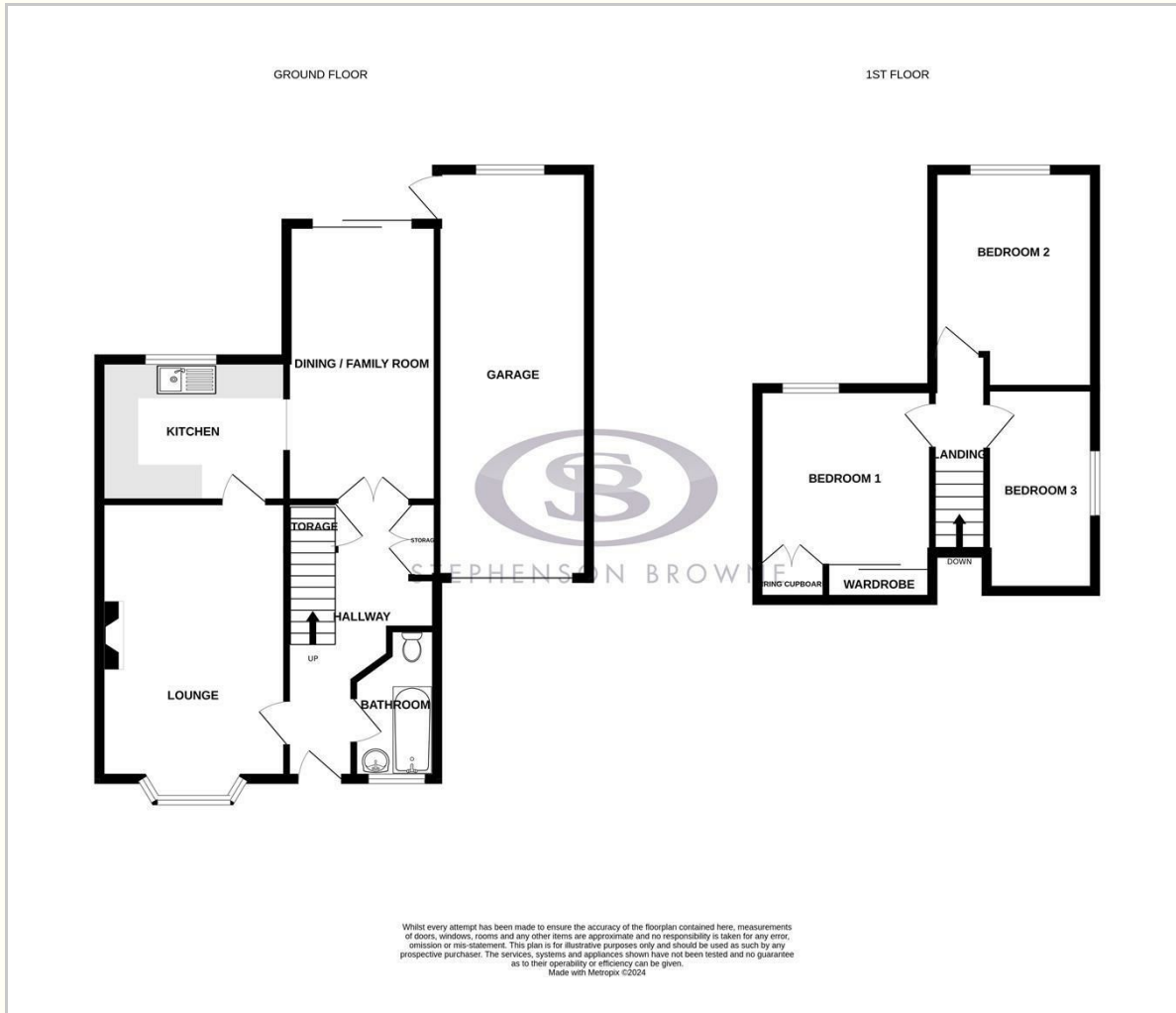
### **NB: Tenure**

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.

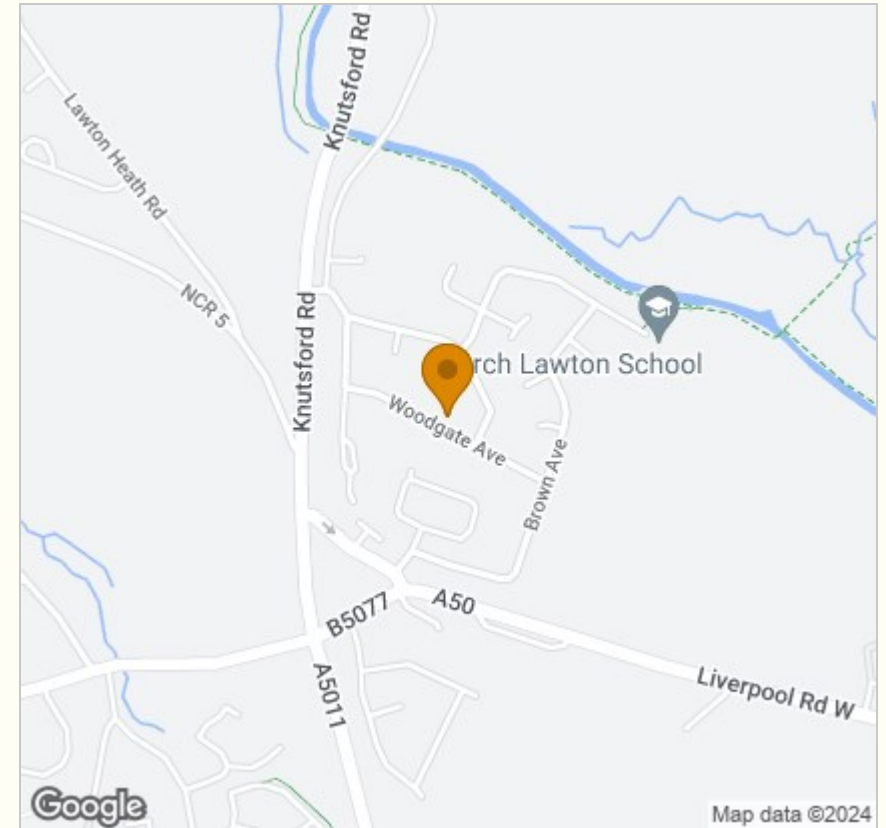
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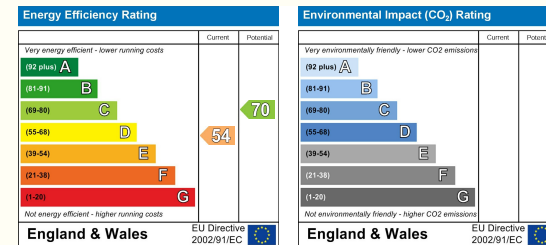
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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