



137 Lawton Road

ST7 2DD

Guide Price £270,000



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STEPHENSON BROWNE

Found in a popular location of Alsager, close to the town and it's many amenities, Stephenson Browne present this fantastic THREE BEDROOM SEMI DETACHED family home on Lawton Road. This property offers plenty of charm and character whilst having been tastefully updated and improved by the current owners, giving you the best of both worlds!

The property hosts a wealth of impressive features, including a spacious internal aspect comprising of: entrance porch, hallway, front reception room with walk-in bay window enjoying stained glass inserts, and a second reception possessing a feature cast iron log burner with brick surround! This room is an ideal lounge, cosy yet light and airy courtesy of the double doors to the conservatory, another brilliant addition to this wonderful family home. A lovely contemporary kitchen space offers a range of wall, base and drawer units with wood style working surfaces over and having all of the integral appliances you will need! It is open plan to a spacious utility with additional units and door out to the rear.

To the first floor, the landing provides access to the fully boarded loft with drop down ladders, as well as entry to all first floor rooms including two exceptionally generous double bedrooms, and a third to suit a Nursery, Study or office. As well as this, you will find a stunning shower room that has been upgraded by the current owners, boasting a modern yet classic feel!

Residing on an impressive plot and sitting back off the road, the property has a good size driveway to suit approximately three cars, along with a well maintained lawn, giving you the potential to extend the off road parking if desired! Paving leads down the side elevation taking you to the private rear garden, enjoying patio, decking ideal for seating, lawn and ample room for shed storage if required.

To truly appreciate the size, character and plot of this impressive home, viewings come highly recommended. Call Stephenson Browne today to arrange yours!



Porch

With UPVC double glazed windows to all elevations, tiled flooring and original door, enjoying stained glass opaque windows either side, accessing:

Hallway

Having tiled flooring, radiator, picture rail, ceiling light fitting, ample sockets, stairs to the first floor with under the stairs storage cupboard, cupboard housing the meters and doors to all ground floor rooms, including:

Dining Room

12'9" x 10'9"

A lovely front reception room with UPVC double glazed walk-in bay window, having decorative stained glass inserts, to the front elevation, wood style flooring, coving to the ceiling, picture rail, ceiling light fitting, wall mounted light fitting, radiator, ample sockets and feature empty fireplace with mantle, brick surround and tiled hearth.

Lounge

13'8" x 10'9"

Enjoying a feature cast iron log burner with brick surround and monochrome tile hearth, wood style flooring, ceiling light fitting, coving to the ceiling, picture rail, two wall lights, ample sockets, TV point, telephone point, radiator and double doors opening to:

Conservatory

15'8" x 8'5"

With UPVC double glazed windows to all elevations, French doors opening to the garden, wood style flooring, ample sockets, radiator, TV point, wall light and ceiling light fitting.

Kitchen

Comprising of a range of contemporary high gloss wall, base and drawer units with wood style working surfaces over, tiled splash backs and integral appliances including: sink with drainer, Baumatic fan assisted double oven and grill under, Baumatic microwave, Ignis dish washer, Belling integral fridge and fitted three speed induction extractor canopy with four ring halogen hob under. Having tiled flooring, radiator, spotlighting, ample sockets, UPVC double glazed window to side elevation and open plan to:

Utility

A sizeable space offering matching units to the kitchen, with space / plumbing for a washing machine and separate dryer as well as a large fridge freezer if desired. With a dual aspect UPVC double glazed windows to rear and side elevation, tiled flooring, radiator, ceiling light fitting, ample sockets and UPVC door opening to the garden.



Landing

With fitted carpet, UPVC double glazed window to side elevation, picture rail, dado rail, ceiling light fitting, ample sockets, loft access to the fully boarded loft via hatch with attached ladder. The loft is insulated and has lighting. Doors to all first floor rooms, such as:

Principal Bedroom

13'3" x 10'9"

A generous principal bedroom enjoying wood style flooring, UPVC double glazed bay window with stained glass inserts to front elevation, ample sockets, picture rail, ceiling light fitting, radiator and empty fireplace.

Bedroom Two

13'8" x 10'5"

Another spacious double offering wood style flooring, radiator, ample sockets, picture rail, ceiling light fitting, UPVC double glazed window to rear elevation and cast iron decorative feature fireplace.

Nursery/Study/Office

6'3" x 6'0"

With a UPVC double glazed window to front elevation, ample sockets, radiator, wood style flooring and ceiling light fitting.

Shower Room

A lovely modern shower room enjoying a low level push flush WC, pedestal hand basin and a walk-in double shower with waterfall double shower head, glass screen with black edging and tiled surround, with tiled recess ideal for storage. Also having tiled flooring wall extractor, ceiling light fitting, shaving point, radiator and UPVC double glazed obscure glass window to rear elevation.

Council Tax Band

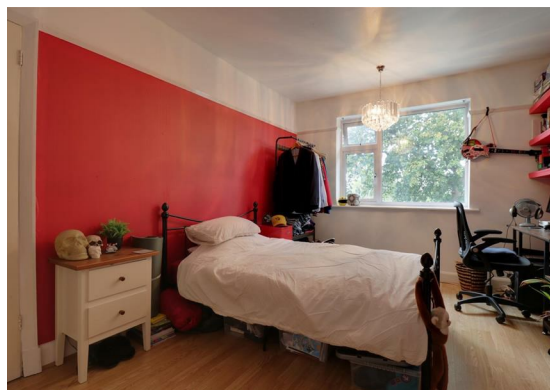
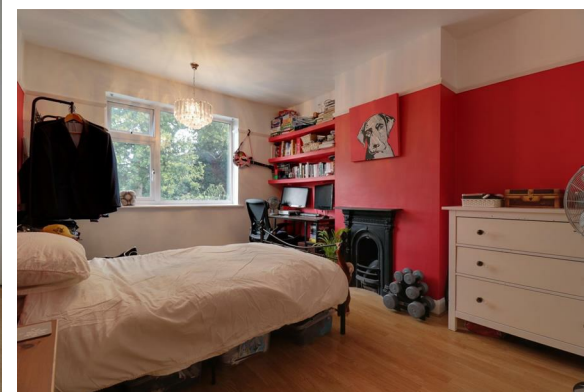
The council tax band for this property is C

NB: Tenure

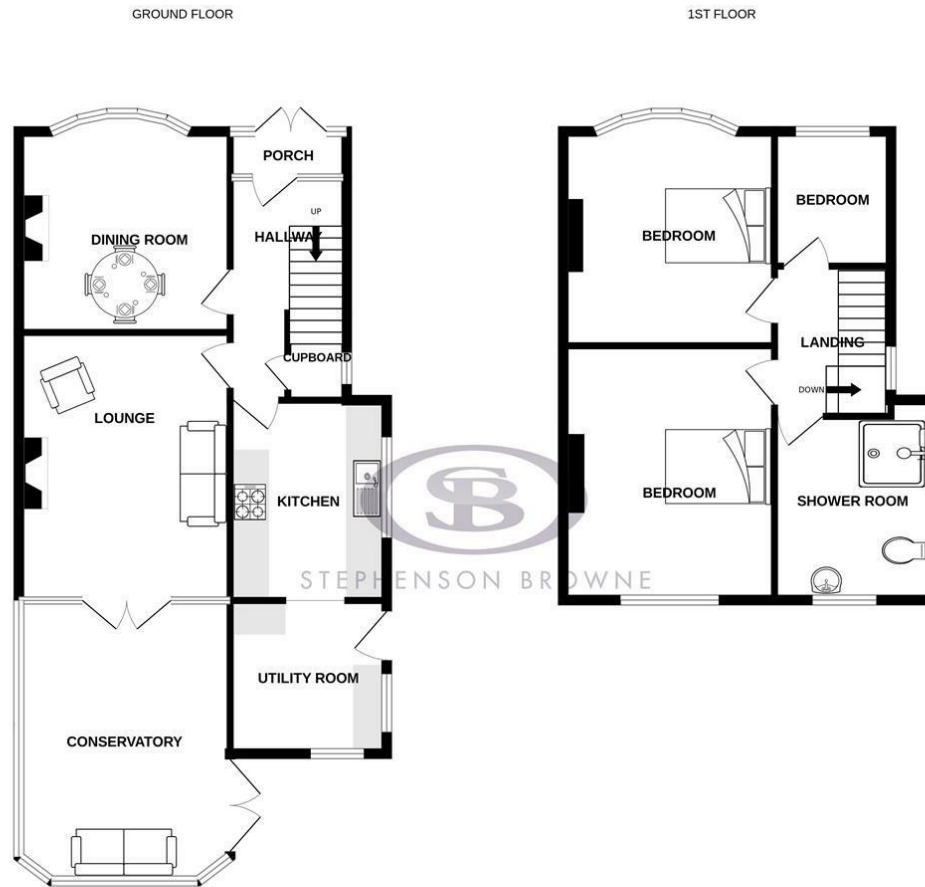
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk