



## 58 Lawton Road

ST7 2DB

**£250,000**



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STEPHENSON BROWNE

Lawton Road is a prime example of a traditional, **THREE BEDROOM SEMI-DETACHED FAMILY HOME** in the heart of Alsager, positioned just a stone's throw away from the town along with it's many amenities! Having been lovingly cared for and updated over the years by the current owner, the property is ready to move into and offers a fantastic plot with ample parking to suit the modern family.

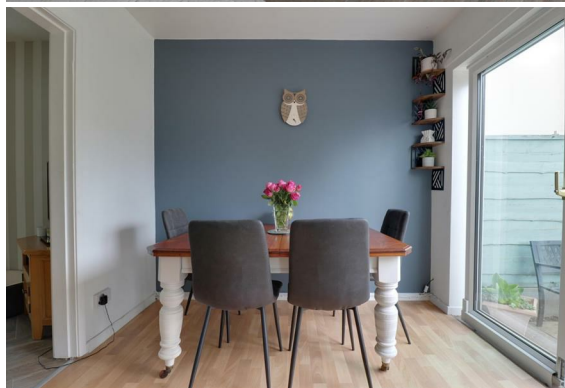
Upon entry, you will find: a welcoming hallway, generous lounge offering a feature electric fire, large window to front elevation with stained glass detailing and boasts an open plan aspect into the dining area. The kitchen diner comprises of a range of units, integral appliances and hosts sliding doors opening to the garden.

The first floor is home to an impressive principal bedroom with inbuilt storage, a well sized second double bedroom benefitting from the recent addition of floor to ceiling wardrobes, and a third single room. The family bathroom is contemporary, with a three piece suite incorporating an over the bath shower.

Externally offers a brilliant frontage with lovely curb appeal, with a well maintained lawn and driveway to suit multiple cars, as well as detached garage providing an extra space or great storage. The rear boasts a nice balance of patio for garden furniture, lawn and soil borders for shrubs and flowers.

There are a number of improvements the property has seen, some of which include: updated flooring throughout (some of which is less than 12 months old), newly fitted blinds, wardrobes, replaced garage roof (still under warranty) and internally, the home enjoys bright and airy rooms courtesy of the large windows, some of which have been replaced recently. It is also worthy noting the boiler is 6 years old, and up to date on it's yearly servicing.

To truly appreciate everything Lawton Road has to offer, early viewings come highly recommended!! Call Stephenson Browne today to arrange yours!



### Hallway

With fitted carpet, ceiling light fitting, stairs to first floor with wooden spindle balustrade, radiator, ample sockets, door into the kitchen and door to:

### Lounge

14'1" x 11'7"

Boasting a large UPVC double glazed window to front elevation, having stained glass insert and made to measure shutter blinds, parquet effect flooring (less than 12 months old), feature electric fireplace with stone style mantle and surround, ample sockets, radiator, ceiling light fitting and opening to:

### Kitchen Diner

18'1" x 8'7"

Comprising of a range of wall, base and drawer units with working surfaces over, tiled splashbacks and integral appliances including: sink with drainer, four point gas hob with extractor over, high level 'bellling' oven with space for microwave above, fridge freezer as well as having space/plumbing for a washing machine. A cupboard conceals the Worcester boiler, 6 years old and up to date on it's yearly service.

Also hosting plenty of room for a dining table, wood style flooring, two ceiling light fittings, ample sockets throughout, radiator, wall thermostat, UPVC double glazed window to rear elevation, UPVC door to side elevation taking you onto the driveway, and UPVC double glazed sliding doors opening to the garden.



### Landing

Having a wood spindle balustrade, fitted carpet, recently installed UPVC double glazed obscure glass window to side elevation, ample sockets and doors to first floor rooms, including:

### Principal Bedroom

12'10" x 9'9"

A generous double hosting wood style flooring (less than 12 months old), UPVC double glazed window to front elevation, having stained glass inserts and made to measure shutter blinds, radiator, ceiling light fitting, ample sockets and door to handy storage cupboard.



### Bedroom Two

10'8" x 9'11"

Another well sized double bedroom enjoying newly installed floor to ceiling wardrobes, fitted carpet, recently fitted UPVC double glazed window to rear elevation, with made to measure shutter blinds. Also having ample sockets, ceiling light fitting and radiator.



### **Bedroom Three**

9'5" x 7'11"

Having UPVC double glazed window with stained glass insert, and made to measure shutter blinds, to front elevation, fitted carpet, ceiling light fitting, ample sockets, radiator and inbuilt over the stairs storage cupboard which also provides entry to the loft space.

### **Family Bathroom**

6'11" x 5'4"

Consisting of a push flush WC, hand basin incorporated within gloss fitted storage unit, and panelled bath with central tap, electric shower over, separate shower handset and glass screen. With tiled walls, tile effect flooring, recently fitted UPVC double glazed obscure glass window to rear elevation, ceiling light fitting and chrome heated towel rail.

### **Externally**

The property boasts great curb appeal, with a sizeable paved driveway to suit multiple cars and lawn with soil borders, home to a range of decorative plants and flowers. The driveway leads up to the detached garage, with access to the rear garden via a wooden side gate. You will find a brick wall boundary to the front.

The rear garden enjoys a South facing aspect with a paved patio ideal for garden furniture, lawn and well stocked soil borders occupying a range of shrubs, plants and flowers. There is an external socket and it is worthy noting that the retaining walls, and half of the boundary fencing have also been replaced recently.

### **Detached Garage**

With an up and over garage door, lighting, new UPVC double glazed window and door to side elevation. The roof was replaced 3 years ago with a 20 year guarantee.

### **Council Tax Band**

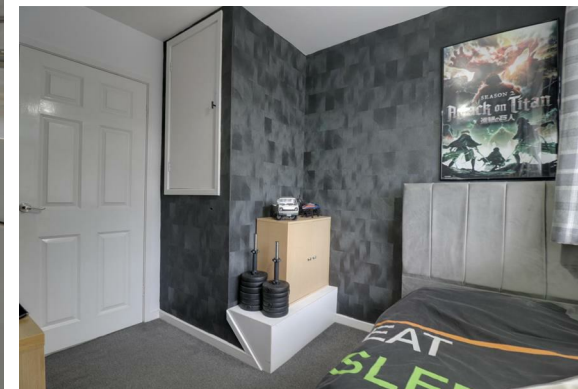
The council tax band for this property is C

### **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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# 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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