



**77 Brown Avenue**

ST7 3ER

**Offers Over £200,000**



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c



STEPHENSON BROWNE



A two bedroom semi-detached dormer bungalow in Church Lawton with a driveway and garage, offered for sale with no onward chain!

A fantastic opportunity to purchase a well-presented dormer bungalow in the ever-popular area of Church Lawton, close to canal walks and countryside! This home is a real blank canvas ready for the next owner to make their own, and benefits from being sold with no onward chain.

An entrance hallway leads to a spacious lounge and a separate dining room, with a kitchen, shower room and separate W/C completing the ground floor. Upstairs, there are two bedrooms, both of which features eaves storage.

Ample off-road parking for multiple vehicles is provided via a tarmacadam driveway and a detached concrete-built single garage. The tiered rear garden features patio and lawned areas, offering an excellent degree of privacy.

Situated on Brown Avenue in Church Lawton, the property is close to several canal and countryside walks, with commuting links such as the M6, A500 and A34 also within easy reach. Church Lawton School is within walking distance, whilst the wealth of amenities within Alsager town centre are also nearby.

A superb home which would be an ideal first time buy! Please contact Stephenson Browne to arrange your viewing.

### Entrance Hall

Fitted carpet, UPVC double glazed front door, ceiling light point, radiator.

### Lounge

15'4" x 11'0" (4.696 x 3.359)

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

### Dining Room

13'4" x 9'2" (4.074 x 2.804)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, under stairs storage cupboard.

### Kitchen

10'11" x 8'3" (3.349 x 2.529)

Vinyl tile effect flooring, UPVC double glazed window and rear door, ceiling strip light, one and a half bowl sink with drainer, tiled splashback, wall and base units providing storage, space and plumbing for appliances.

### Shower Room

5'5" x 4'9" (1.676 x 1.470)

Laminate flooring, UPVC double glazed window, downlights, radiator, part tiled walls, wash basin, bath with overhead shower.







### **Separate W/C**

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, W/C, combi gas central heating boiler.

### **Landing**

Fitted carpet, ceiling light point, storage cupboard.

### **Bedroom One**

12'5" x 11'1" (3.792 x 3.381)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access, fitted wardrobes/storage.

### **Bedroom Two**

14'9" x 6'5" (4.504 x 1.977)

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

### **Outside**

To the front of the property is a tarmac driveway providing off-road parking for multiple vehicles, alongside a lawned garden with mature border shrubs, whilst the rear garden features tiered patio and lawned areas with shrubs, offering a good degree of privacy.

### **Garage**

A single concrete-built garage with Up and Over garage door.

### **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.

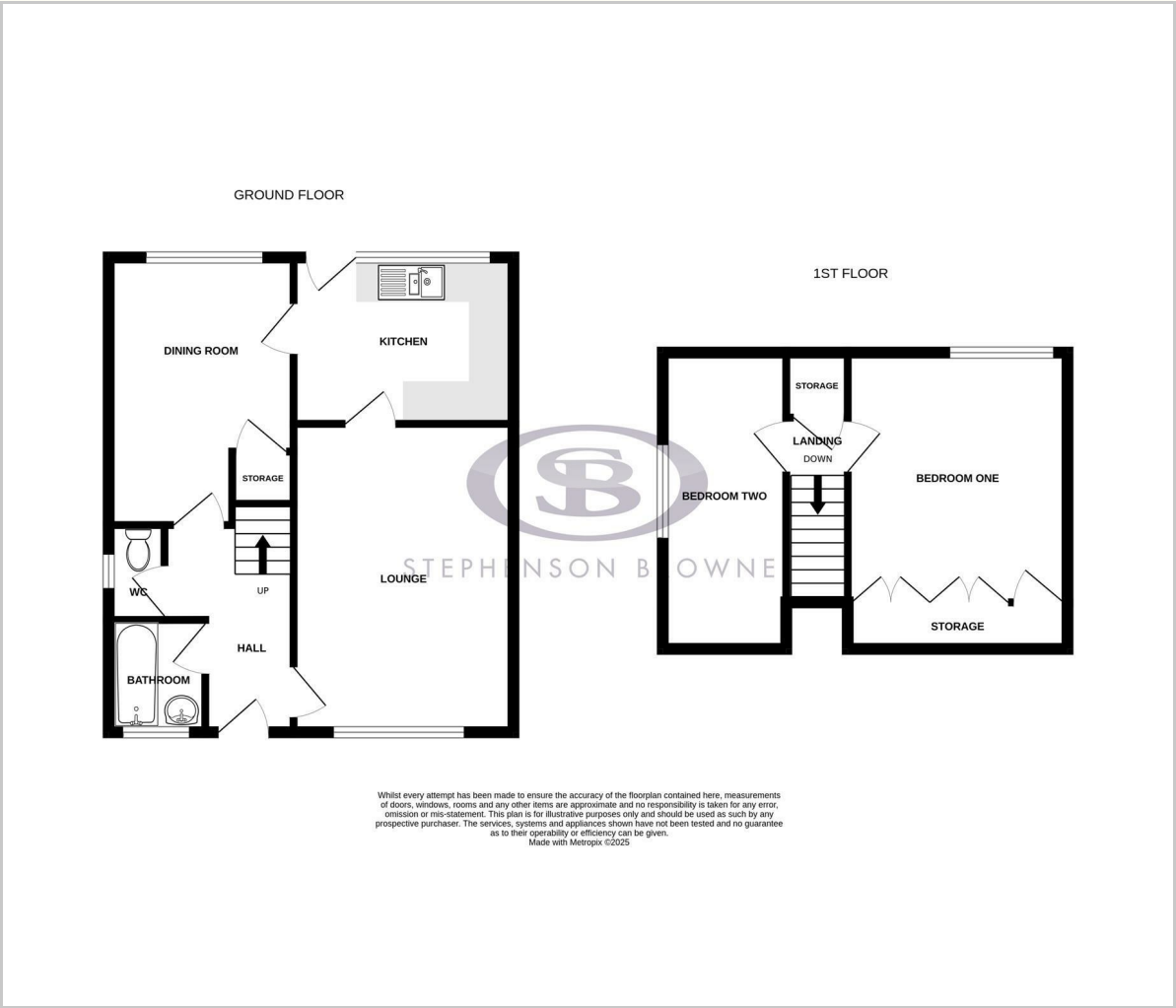
### **NB: Copyright**

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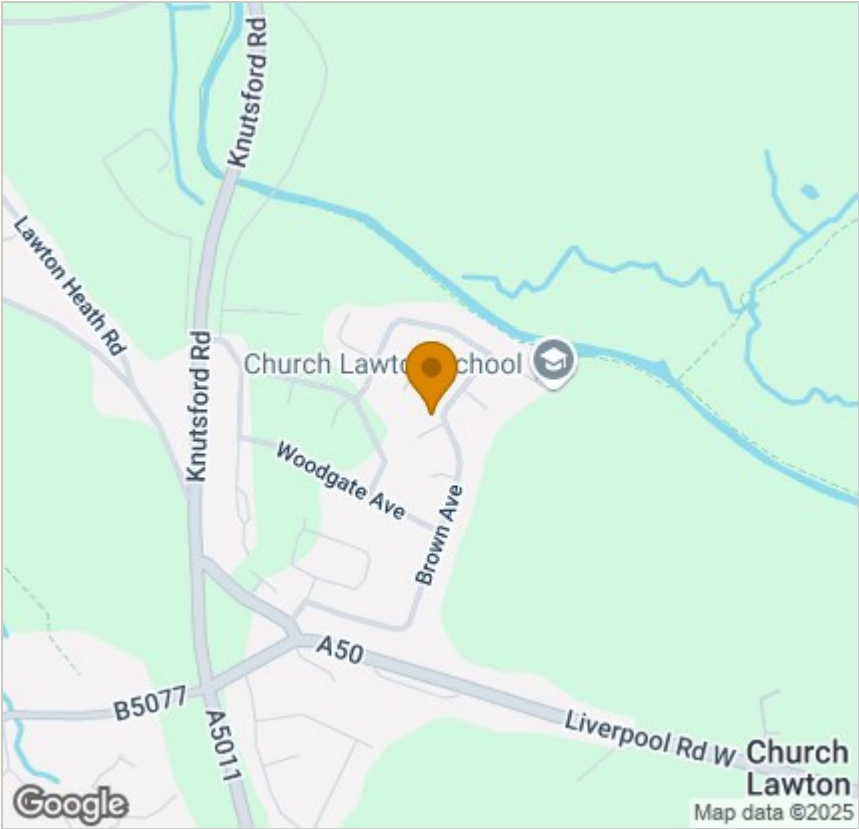
Floor Plan



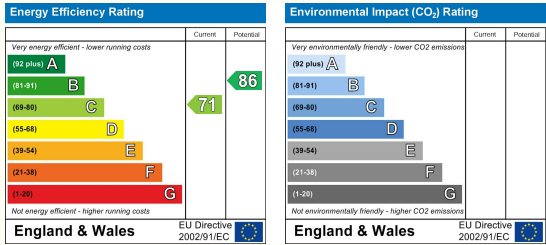
Viewing

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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