



**4 Woodgate Avenue**

ST7 3EF

**£195,000**



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STEPHENSON BROWNE



A fantastic opportunity to purchase a three bedroom semi-detached dormer style property, offered for sale with no onward chain!

This extended property benefits from a conservatory to the rear, as well as a garage! An entrance hallway leads to the well-proportioned lounge, the bathroom and third bedroom, whilst the kitchen leads into a separate dining room with a conservatory to the rear completing the ground floor. Upstairs, there are two further bedrooms.

Ample off-road parking is provided via a paved driveway to the front of the property and an adjoining brick-built garage with an electric roller door. The rear garden features patio and lawned areas with mature border shrubs, offering an excellent degree of privacy and fully enclosed.

Situated on Woodgate 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 could be an ideal first time buy, or property to downsize to! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Timber framed front door, fitted carpet, radiator, ceiling light point.

### **Lounge**

15'4" x 10'10"

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

### **Kitchen**

10'10" x 8'1"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, stainless steel sink with drainer, tiled splashback, wall and base units, Worcester combi gas central heating boiler.

### **Dining Room**

12'11" x 9'2"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, sliding patio doors leading to;

### **Conservatory**

9'2" x 8'2"

Tiled flooring, UPVC double glazed windows and French doors leading to the rear garden, two wall light points, radiator.

### **Bedroom Three**

9'2" x 7'7"

Fitted carpet, UPVC double glazed windows, ceiling light point, radiator.

### **Bathroom**

9'10" x 4'10"

Maximum measurements - Fitted carpet and vinyl flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, wash basin with vanity unit, bath with mains shower.

### **Landing**

Fitted carpet, ceiling light point, eaves storage.

### **Bedroom One**

13'9" x 10'10"

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

### **Bedroom Two**

13'9" x 6'5"

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

### **Outside**

To the front of the property is a paved driveway providing ample off-road parking for multiple vehicles, with bedded areas and mature shrubs, whilst the rear garden features patio and lawned areas with border shrubs.





**Garage**

16'4" x 8'11"

Brick-built adjoining single garage with an electric roller garage door, and UPVC double glazed window and side access door.

**Council Tax Band**

The council tax band for this property is B.

**NB: Tenure**

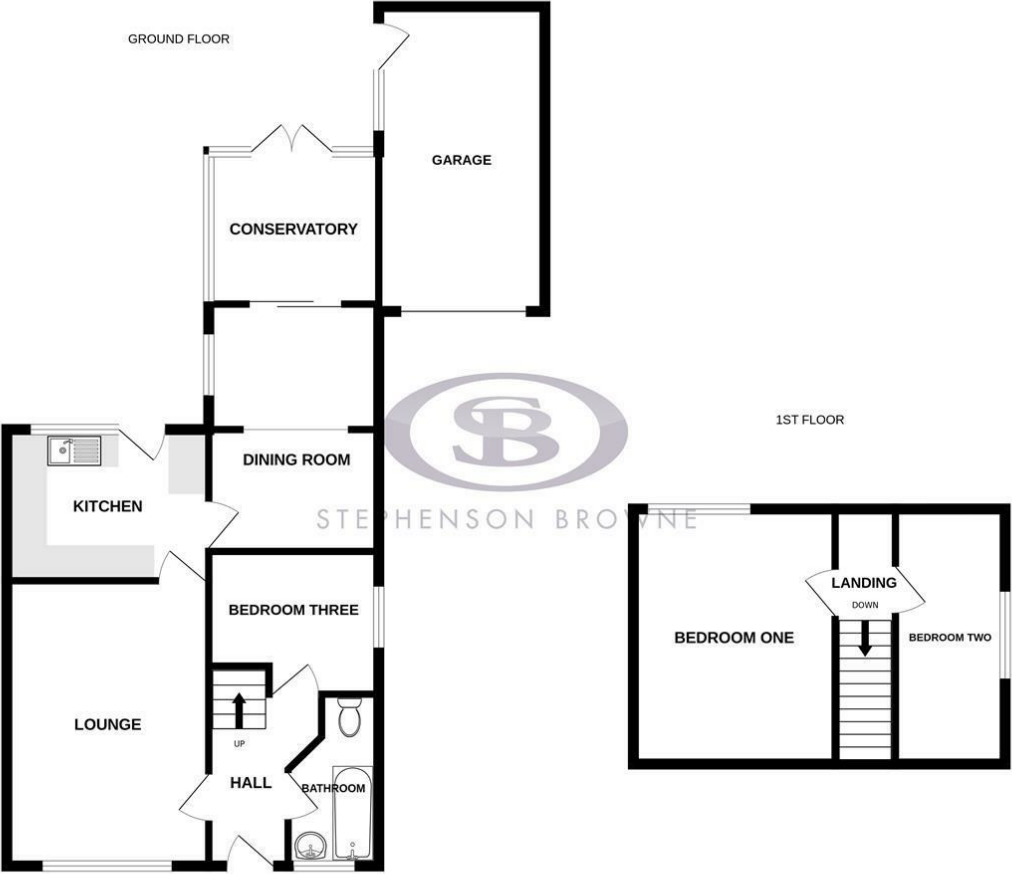
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

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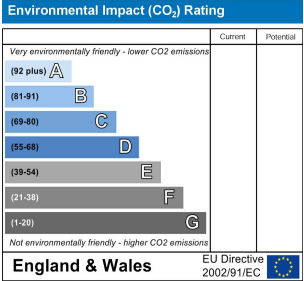
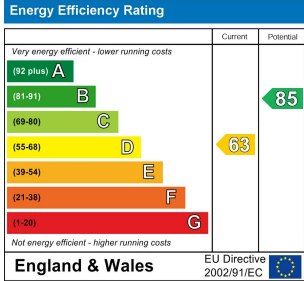


Floor Plan



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



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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