



20 Woodgate Avenue

ST7 3EF

£230,000



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STEPHENSON BROWNE

An extended three bedroom semi-detached dormer bungalow featuring a south-facing garden, with a detached garage and a conservatory to the rear! Benefiting from solar panels (owned outright) and a number of upgrades in recent years including UPVC windows throughout and composite doors, this home also boasts an exceptional energy efficiency rating.

Offering versatile and flexible accommodation and offered for sale with no onward chain, the property comprises; an entrance hallway leads to the well-proportioned lounge/diner and a ground floor shower room, whilst the kitchen leads into a conservatory to the rear. There is also a ground floor bedroom, which could suit a number of uses as an office, play room or separate dining room if desired. Upstairs there are two further bedrooms with Velux skylights, the larger of which also benefits from recently installed fitted wardrobes.

Ample off-road parking is provided via a driveway to the front of the property and a detached sectional garage with an electric roller door. The low-maintenance south-facing rear garden is mostly paved with border shrubs, creating an ideal place to relax and enjoy the best of the summer weather.

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. The wealth of amenities within Alsager town centre are nearby, as well as Newcastle-under-Lyme and Kids Grove.

A superb home which could be an ideal first time buy, or a property to downsize to! Please contact Stephenson Browne to arrange your viewing.

Entrance Hall

Fitted carpet, Composite front door, ceiling light point, radiator.

Lounge/Diner

24'1" x 10'10" (7.361 x 3.324)

Fitted carpet, UPVC double glazed window, ceiling light point, two radiators.

Kitchen

11'8" x 8'8" (3.558 x 2.661)

Fitted carpet, Composite rear door, ceiling light point, tiled walls, stainless steel sink with drainer, wall and base units, space and plumbing for appliances, combi gas central heating boiler, integrated fridge, double doors leading into;

Conservatory

9'9" x 8'11" (2.981 x 2.736)

Fitted carpet, UPVC double glazed windows and French doors leading to the rear garden, wall light point.





Bedroom One

13'10" x 9'2" (4.233 x 2.800)

A well-proportioned bedroom which could also be used as a playroom/study/reception room. Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Shower Room

9'8" x 5'4" (2.956 x 1.651)

Maximum measurements - Vinyl flooring, UPVC double glazed window, ceiling strip light, tall radiator, W/C, wash basin with vanity unit, walk-in shower cubicle, paneled walls.

Landing

Fitted carpet, ceiling light point, storage cupboard.

Bedroom Two

14'1" x 10'10" (4.304 x 3.324)

Fitted carpet, Velux skylight window, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes, eaves storage.

Bedroom Three

14'4" x 6'5" (4.372 x 1.968)

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

Outside

To the front of the property is a driveway providing ample off-road parking, with a graveled garden featuring mature shrubs and a border hedge. The south-facing rear garden is mostly paved with mature shrubs, creating a low-maintenance space to enjoy the best of the summer weather!

Detached Garage

19'6" x 10'1" (5.945 x 3.076)

A detached single garage with electric roller door, four ceiling light points, side access door.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

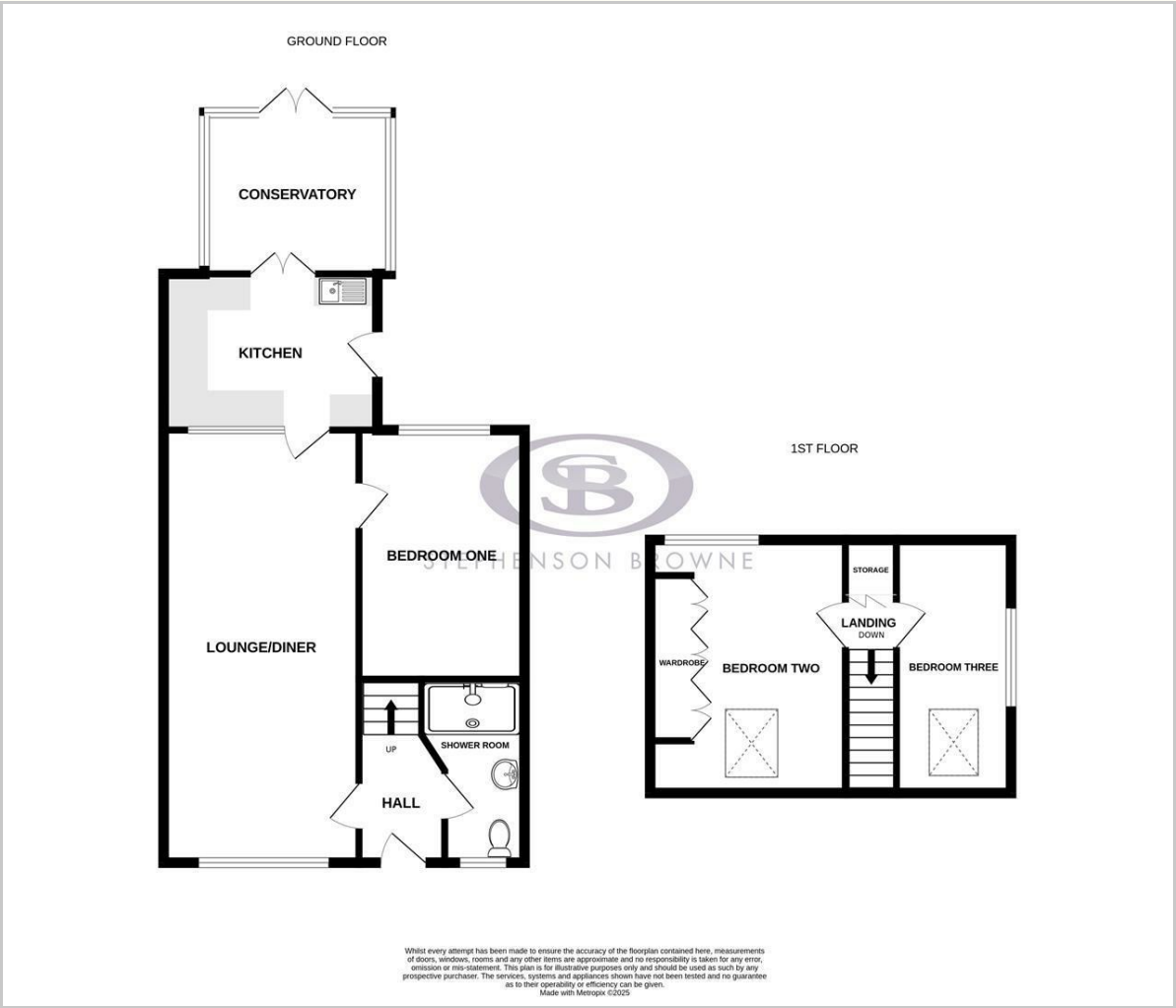
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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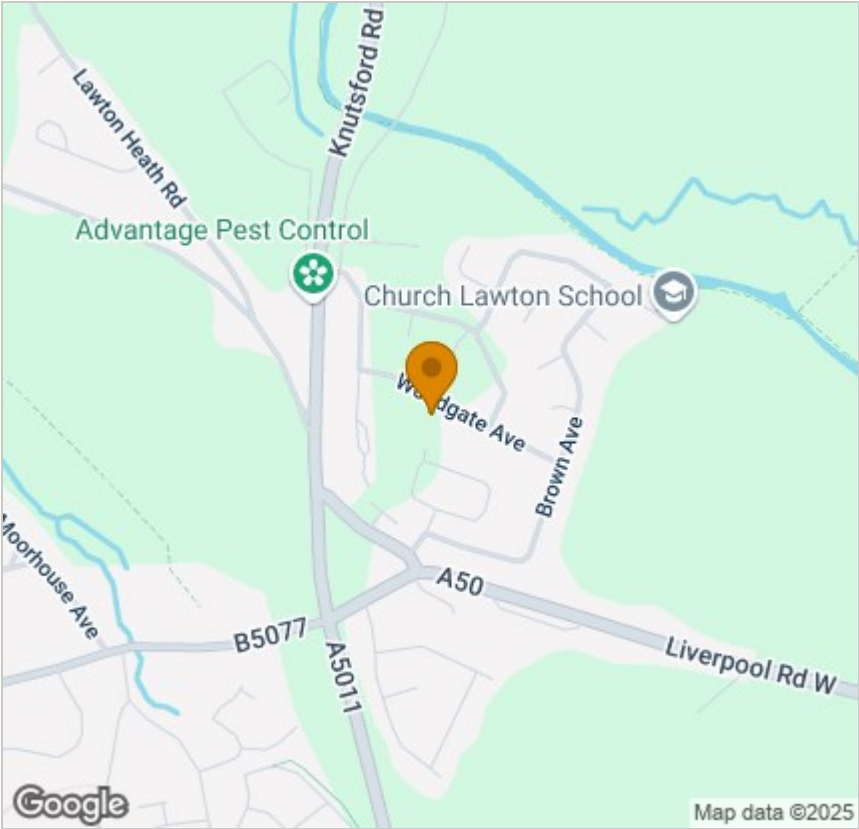
Floor Plan



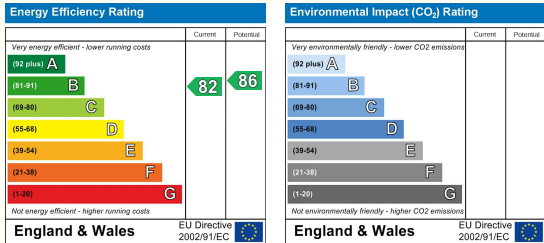
Viewing

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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