



10 Barwood Avenue

ST7 3EN

£310,000



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STEPHENSON BROWNE

EXTENDED DORMER BUNGALOW - This **THREE BEDROOM DETACHED** dormer bungalow resides on a quiet, popular cul-de-sac on Barwood Avenue in Church Lawton. The property sits on a generous plot, enjoying a lovely frontage including a substantial driveway with carport, a brilliantly private rear garden as well as fantastic internal accommodation to both floors, having an extended kitchen and utility room

In brief, the property comprises of a hallway, downstairs WC, spacious lounge diner with French doors letting in a fabulous amount of natural lighting, and downstairs bedroom. The fully fitted kitchen diner comprises of a range of wall, base and drawer units and space for a number of appliances as well as a newly fitted oven. The kitchen leads to the handy separate utility which hosts an extra sink, space / plumbing for a washing machine, pantry and an additional downstairs WC.

The first floor boasts a spacious landing giving access to all rooms including two generous double bedrooms with fitted wardrobes, shower room and eaves storage.

Externally, the front hosts a driveway providing ample off road parking, carport spanning the length of the property and a lawn, allowing the potential to extend the off road parking if you needed to. The exceptionally private rear offers lawn and a paved patio area, ideal for seating or alternate outdoor furniture.

To truly appreciate Barwood Avenue's size, position and plot, viewings come highly recommended. Call Stephenson Browne today to arrange yours!



Entrance Hall

Doors to all rooms. Stairs to the first floor. Understairs storage cupboard. Double panel radiator. Storage cupboard with hanging rail and shelving. Double glazed window to the front elevation.

Bedroom Three

15'1" x 8'7"

Single panel radiator. Double glazed window to the front elevation.

Downstairs WC

5'7" x 3'0"

Previously used as a downstairs shower room, offering potential to be reverted back.

Lounge Diner

25'10" x 11'1"

Double glazed window to the front elevation. Two single panel radiator. Double glazed French doors opening to the rear garden. Gas fire with tiled hearth.

Kitchen Diner

20'2" x 13'1"

Range of wall, base and drawer units with roll top work surfaces incorporating a 1.5 bowl stainless steel single drainer sink unit with mixer tap. Space and plumbing for a dishwasher. Space for an undercounter fridge. Double panel radiator. Double glazed windows to the front and rear elevation. Gas hob with extractor canopy over. Newly fitted oven/grill. Door into:-

Utility Room

10'3" x 6'3"

Downstairs WC

2'4" x 5'7"

First Floor Landing

Doors to all rooms. Storage into the eaves offering great potential for a further bedroom(subject to the necessary permissions).

Bedroom Two

8'8" x 14'1"

Double glazed window to the side elevation. Double panel radiator. Range of fitted wardrobes with hanging rail and shelving.

Principal Bedroom

11'1" x 14'3"

Double glazed window to the side elevation. Double panel radiator. Range of fitted wardrobes with hanging rail and shelving.



Shower Room

8'6" x 7'4"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with storage cupboard below and a corner shower cubicle with shower over. Double glazed frosted window to the side elevation. Heated towel rail.

Externally

Outbuilding

10'11" x 7'2"

Power and lighting.

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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

NB: Land Registry

Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.



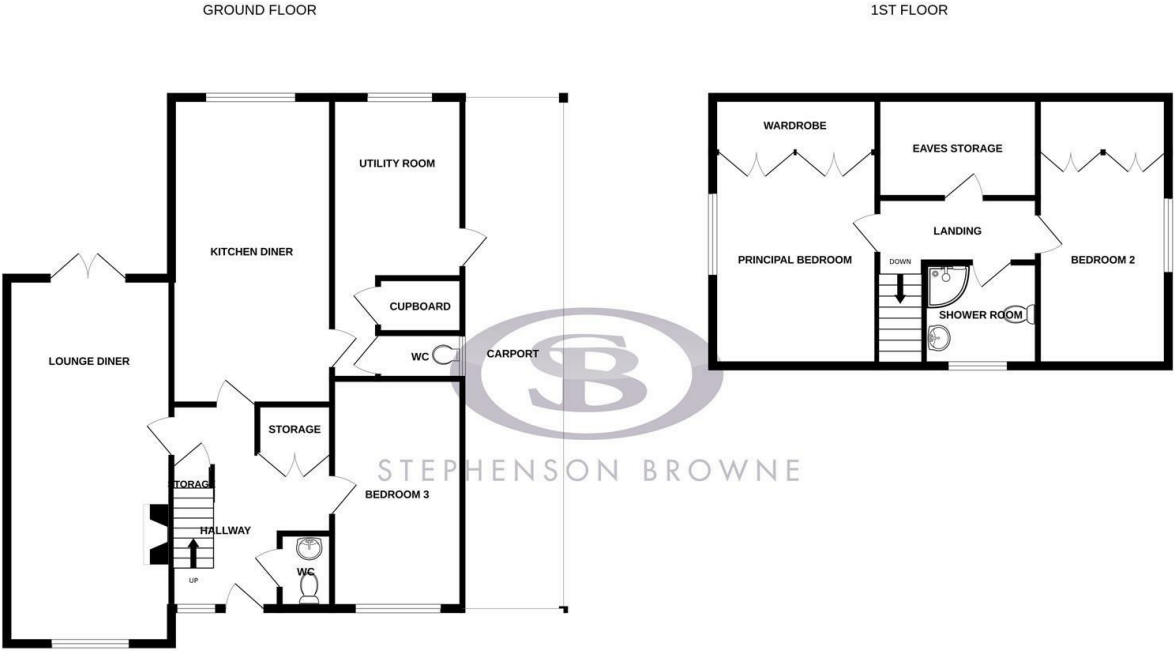
Floor Plan

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	



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.

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