



**1 Lawton Heath Road**  
ST7 3DR  
**£275,000**



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STEPHENSON BROWNE



A superb opportunity to purchase a spacious three bedroom semi-detached home in an ideal location within Church Lawton, occupying a very generous plot and offered for sale with no onward!

This characterful property has been a much-loved family home for many years and is now ready for a new lease of life. Although requiring some modernisation, the property has been well-cared for and has a huge amount of potential to create a fantastic family home.

An entrance hall leads to a sizeable lounge/diner and a kitchen, with a rear hall and a downstairs shower room completing the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Ample off-road parking is provided via a paved driveway and a detached single concrete-built garage. The real show-stopper here is the stunning gardens, with outdoor space to three sides set within a very generous plot. The gardens are a real sun-trap and features lawned and patio areas with a rockery, mature shrubs and border hedges. An ideal space for families to enjoy the best of the summer weather!

Situated on Lawton Heath Road 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 Kingsgrove.

A much-loved family home with a huge amount of scope and potential in an excellent location - please contact Stephenson Browne to arrange your viewing!





### **Entrance Hall**

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

### **Lounge**

21'11" x 13'11"

Maximum measurements (L-Shaped Room) - Fitted carpet, two UPVC double glazed windows, two radiators, feature fireplace.

### **Kitchen**

8'11" x 8'4"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, stainless steel sink with drainer, space and plumbing for appliances, wall and base units.

### **Rear Hall**

6'3" x 4'8"

Vinyl tile effect flooring, UPVC double glazed rear door, ceiling light point, radiator.

### **Shower Room**

6'10" x 4'5"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, wash basin, shower cubicle.

### **Landing**

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

### **Bedroom One**

14'1" x 10'3"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **Bedroom Two**

10'0" x 8'2"

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

### **Bedroom Three**

8'11" x 8'5"

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

### **Bathroom**

8'6" x 6'8"

Maximum measurements (L-Shaped Room) - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, bath, airing cupboard housing Baxi combi gas central heating boiler.





### **Outside**

To the front/side of the property is a lawned garden with border hedges, a rockery and a paved pathway leading from the garden gate. The delightful rear garden features lawned and patio areas with mature shrubs and border hedges, with an outbuilding for storage.

### **Garage**

A concrete-built single garage.

### **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.

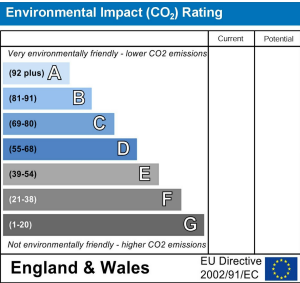
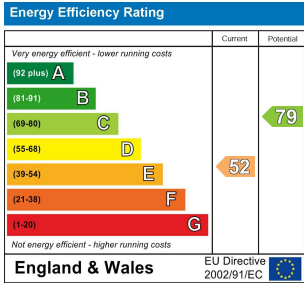
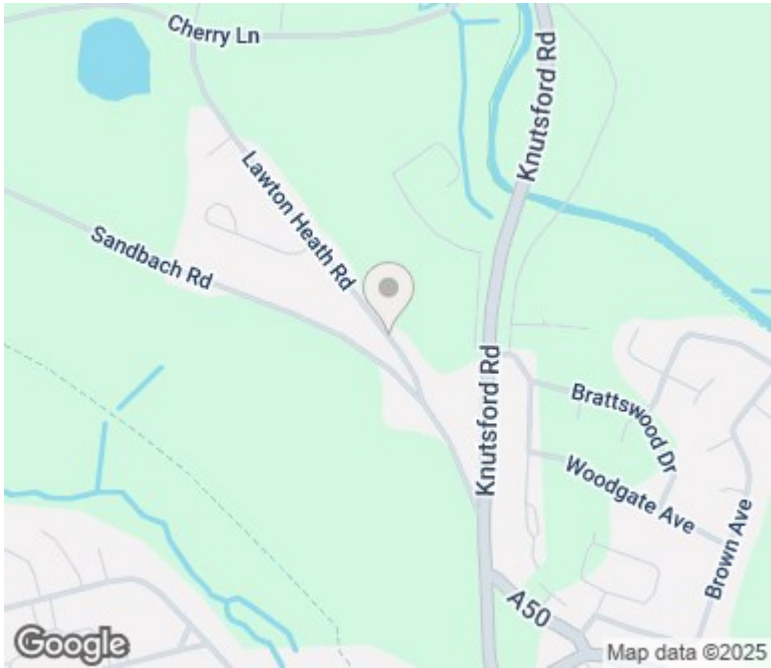
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Floor Plan

Area Map



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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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