



**101 Lawton Road**

ST7 2DD

**Offers Over £550,000**



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STEPHENSON BROWNE

**NO ONWARD CHAIN – PRIME LOCATION – CLOSE TO SCHOOLS** - Nestled on the sought after Lawton Road, this exceptional detached family home is not one to be missed!

As you arrive, a gated driveway surrounded by mature trees welcomes you, providing ample parking space for numerous vehicles.

From the moment you step inside, the character of this property is clear. The entrance hallway, with its original Minton tiles, leads to a unique feature: an arched window on the staircase landing, adding a touch of elegance. The spacious kitchen diner is a standout, boasting a high spec finish and floor to ceiling windows that flood the space with natural light. Perfect for family meals or entertaining, this room is sure to impress. Moving through, you'll find the inviting lounge, with a curved bay window and custom made shutters. Double sliding doors open to the morning room, where bi-folding doors lead to a decked area – ideal for enjoying a coffee or relaxing by the log burner on a cool evening. Upstairs, there are four generous bedrooms, including a principal with en-suite, along with a newly refurbished family bathroom. The fully boarded loft, accessible via a ladder, provides valuable storage space.

Outside, the double detached garage with room above, offers a wealth of possibilities, with plumbing and power already installed – home gym, office, salon, or even an annexe (subject to planning). The private, tiered rear garden offers a peaceful retreat, complete with a patio, decking area, and a well maintained lawn. A custom built pergola seating area is the perfect place to unwind while watching the sunset.

This immaculately presented property, available with **NO ONWARD CHAIN**, is an ideal choice for growing families or those who love to entertain. Don't miss out – arrange your viewing today!



### **Entrance Hall**

Composite front door with double glazed frosted glass insets. Two storage cupboards. Cast iron radiator. Minton tiled flooring. Stairs to the first floor.

### **Lounge**

19'5" into bay x 11'11"

Double glazed bay window to front elevation with bespoke fitted shutters. Gas fire with marble inset and hearth with contrasting marble mantel. Underfloor heating and double sliding door to:-

### **Garden Room**

13'11" x 12'1"

Double glazed bi-folding doors to rear and side elevation. Log burner sat on a bespoke marble hearth and underfloor heating.

### **Kitchen Diner**

### **Kitchen Area**

15'3" x 13'9"

Range of base, wall and drawer units in high gloss with contrasting work surfaces over, built in oven, microwave, and warming draw. NEFF induction hob with cooker hood over. Stainless steel sink unit with instant hot water tap. Tall larder unit with space and plumbing for washing machine and tumble dryer. Double glazed floor to ceiling windows to rear elevation. Double glazed door leading to patio area.

### **Dining Area**

13'0" into bay x 16'7"

Dual aspect with double glazed windows to front and rear, double glazed French doors to side elevation. Modern wall mounted radiator.

### **First Floor Landing**

Double glazed arched window to front elevation. Boarded loft access having ladder. Doors to all rooms.

### **Principal Bedroom**

10'10" x 12'2"

Double glazed window to front elevation with bespoke fitted shutters. Boarded loft access having ladder. Single panel radiator.

### **En-Suite**

10'10" x 4'2"

Double glazed frosted window to rear elevation. Three piece suite comprising a low level WCC pedestal wash hand basin and double shower cubicle with rainfall shower over. Heated towel rail. Shaver point. Inset spotlighting.



### **Bedroom Two**

11'11" x 12'4" into bay

Double glazed bay window to front elevation with bespoke fitted shutters. Storage cupboard. Double panel radiator.

### **Bedroom Three**

10'5" x 8'5"

Double glazed window to front elevation with bespoke fitted shutters. Built in fitted chest storage. Double panel radiator.

### **Bedroom Four**

8'0" x 9'10" to robes

Built in fitted wardrobes having hanging rail and shelving. Double glazed window to rear elevation fitted with bespoke shutters. Single panel radiator.

### **Family Bathroom**

10'3" x 5'5"

Three piece suite comprising a low level WC, vanity wash hand basin with mixer tap and storage below and a freestanding bath with rainfall shower over. Double glazed frosted window to rear elevation. Storage cupboard housing the gas central heating boiler. Heated towel radiator.

### **Externally**

The property is tucked behind established trees and bushes with tarmac driveway providing ample off road parking for numerous vehicles. Mainly laid to lawn with fenced boundaries and gate leading to the rear garden. The rear garden is tiered with paved and decked patio areas providing ample space for garden furniture. Mainly laid to lawn with borders housing a variety of trees, shrubs and plants. A custom built partially enclosed pergola snug seating area with power and lights. Fenced boundaries.

### **Detached Double Garage**

17'6" x 18'1"

Double up and over doors. Power, lighting and plumbing. Two double glazed windows. Double glazed door to side elevation.

### **Room Above Garage**

17'6" x 9'5"

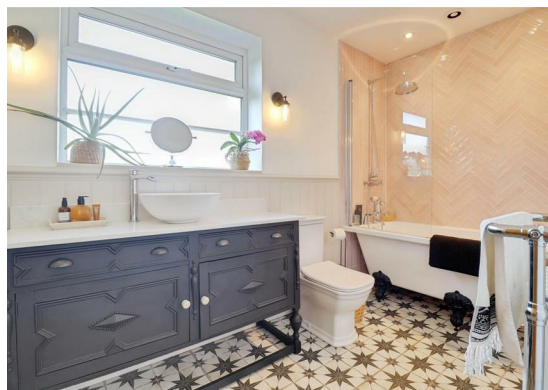
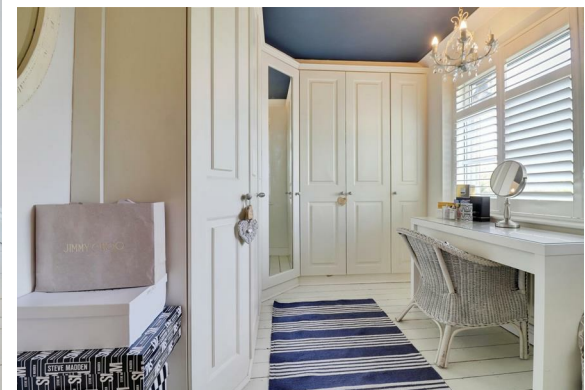
Accessed via external stairs. Plastered with power and lights, ideal home office. Two skylights.

### **Council Tax Band**

The council tax band for this property is E.

### **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**

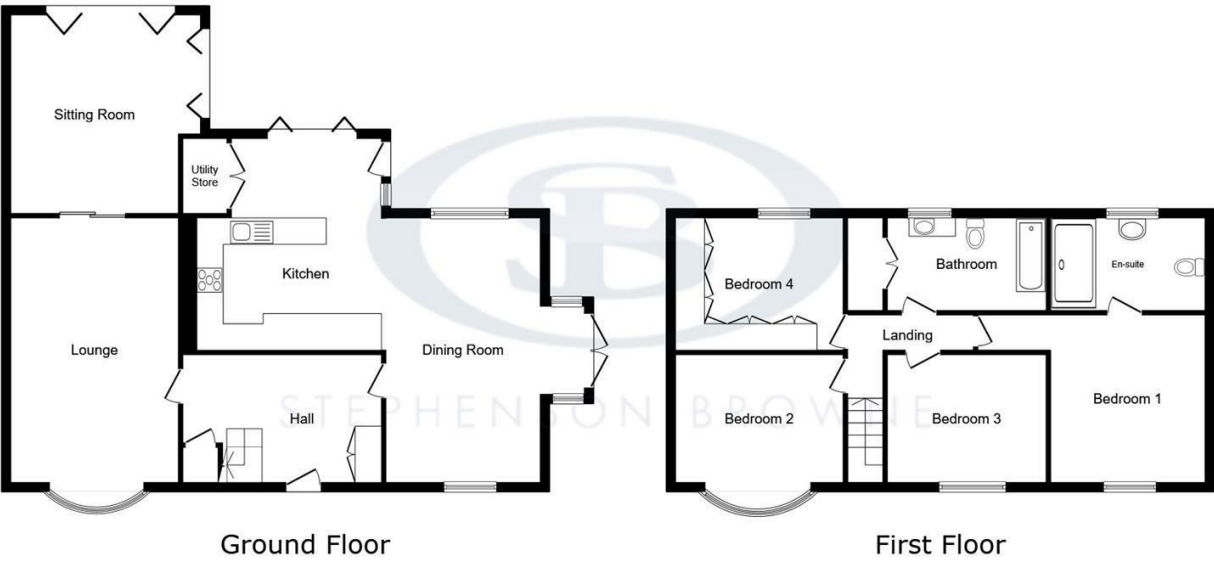
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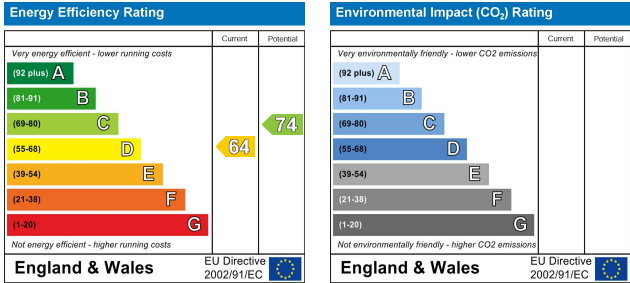
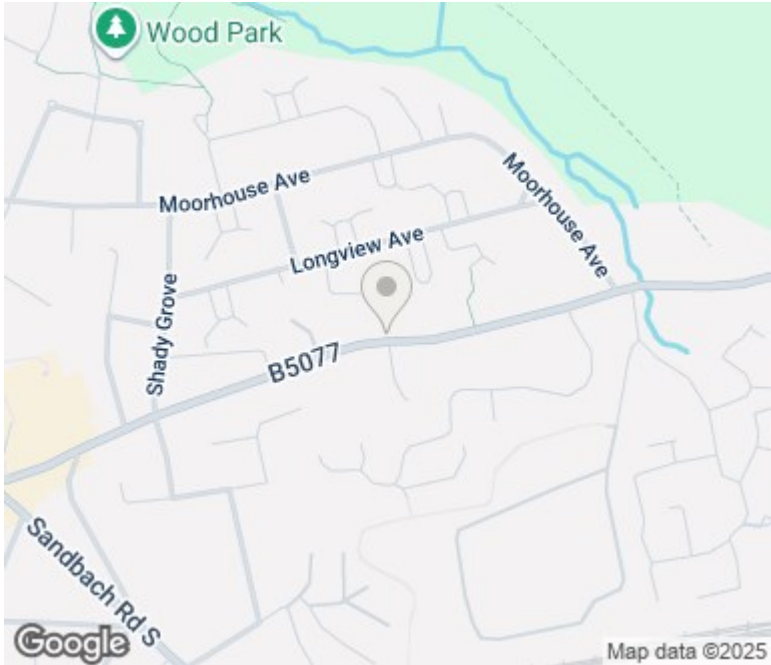


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: [alsager@stephensonbrowne.co.uk](mailto:alsager@stephensonbrowne.co.uk) W: [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)