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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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28 Lawton Avenue

Church Lawton, Stoke-On-Trent,
Staffordshire ST7 3AT

Selling Price: Offers in the

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- BATHROOM & SHOWER ROOM
- DRIVEWAY WITH PARKING & DETACHED GARAGE
- COVERED AL FRESCO DINING PATIO
- LONG REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE
- CUL-DE-SAC POSITION

Located in a sought after area towards the end of a cul-de-sac with long rear gardens backing onto open countryside.

This home has been fairly priced, it has gas central heating and a wood burner in the lounge and is fully double glazed.

The accommodation comprises hall, dining room, lounge with patio doors to a covered lean-to al fresco dining area. Completing the ground floor is a fitted kitchen and understairs pantry.

At first floor level is the central landing, hatch with pull down ladder to roof space and doors to the three bedrooms, bathroom, separate W.C. and a shower room.

Externally, there is front garden with vehicle hardstanding, with shared drive terminating at the detached garage. The rear garden is of a good size with patio, lawn and timber store/shed. To fully appreciate the property's size, potential, rear garden and aspect, an inspection is highly recommended - pick up the phone and make an appointment.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to hall.

HALL : PVCu double glazed window to front aspect. Radiator. One single power point. Stairs with cupboard below. Doors to:

LOUNGE 15' 1" x 11' 4" (4.59m x 3.45m): Picture rail. Brick fireplace with inset wood burner. Radiator. 13 Amp power points. Laminate floor. Large patio doors to rear.

DINING ROOM 12' 0" x 11' 0" (3.65m x 3.35m) into bay: PVCu double glazed window. Picture rail. Open fireplace. Radiator. 13 Amp power points.

KITCHEN 14' 8" x 7' 0" (4.47m x 2.13m): PVCu double glazed window to side aspect. Wooden fronted base and eye level units with granite effect surfaces. Space for Range cooker with large canopy hood over. 1.5 bowl single drainer stainless steel sink. Plumbing and space for a washing machine and dishwasher. Space for large American style fridge. Radiator. 13 Amp power points. Door to walk-in pantry with meters and gas combi central heating boiler. PVCu double glazed door to rear.

First Floor :

LANDING : Doors to all rooms. Large walk in store been converted to a shower room. PVCu double glazed door to rear. Pull down ladder to roof space. Heated towel radiator.



BEDROOM 1 REAR 11' 5" x 13' 2" (3.48m x 4.01m): PVCu double glazed window. Open fireplace. Radiator. 13 Amp power points.

BEDROOM 2 FRONT 9' 6" x 10' 0" (2.89m x 3.05m) to wardrobe doors: PVCu double glazed window. Radiator. 13 Amp power points. Cupboards in both chimney recesses.

BEDROOM 3 REAR 9' 0" x 8' 4" (2.74m x 2.54m): PVCu double glazed window. Radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Pedestal wash hand basin and panelled bath with electric shower and screen over. Fully tiled walls. Shaver point. Radiator.

SEPARATE W.C. : Low level W.C.

Outside :

FRONT : Enclosed by hedge with vehicle hardstanding and tarmac drive extending to the side and terminating at the rear detached garage.

REAR : Patio area with large lean-to al fresco area. Lawn garden with timber store/shed with electric power.

GARAGE 19' 8" x 10' 6" (5.99m x 3.20m): Up and over door. Power and light. Window and door to side.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).



VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV ST7 3AT

Energy performance certificate (EPC)

28 Lawton Avenue Church Lawton STOKE-ON-TRENT ST7 3AT	Energy rating C	Valid until: 13 May 2034 Certificate number: 9873-3037-8295-8174-9200
Property type	Semi-detached house	
Total floor area	93 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

