



Plot 1 Liverpool Road West, Church Lawton, ST7 3DA

Offers In The Region Of £775,000

ONLY TWO REMAINING!

A real rarity in today's market, this bespoke development of just three luxurious detached homes has been expertly designed by highly regarded private builders and the lifestyle on offer is truly special! Situated within a very well established area just a short journey to the bustling towns of Alsager, & Congleton the development sits within mature and generous grounds and each property exudes supreme quality, style and space throughout as well as ample outdoor space, driveways and garaging. The proud developers have left no stone unturned in their quest to offer discerning buyers the kind of property that is often so hard to find and their specification is sure to impress. The designer kitchens and the bathrooms are luxurious and of a supreme quality, the living spaces are light, airy and cleverly designed whilst the overall finish will be to an exactly high standard!

We would love to hear from you so read on to find out more, view our photos, video and floor plans then call the friendly property experts here at Chris Hamriding Estate Agents to register your interest and discuss your exciting next steps!

(Please note; Computer generated images and floor plans are to be used for guideline purposes only)

Entrance hall

Lounge 18'8 x 16'9 (5.69m x 5.11m)

Study 13'6 x 7'9 (4.11m x 2.36m)

WC 5'7 x 5'5 (1.70m x 1.65m)

Kitchen/ dining room 42'4 x 14'6 (12.90m x 4.42m)

Utility 15'2 x 5'7 (4.62m x 1.70m)

Stairs and landing

Master bedroom 17'8 x 17'2 (5.38m x 5.23m)

Ensuite 8'8 x 6'4 (2.64m x 1.93m)

Dressing room 8'8 x 7'10 (2.64m x 2.39m)

Bedroom two 22'5 x 15'9 (6.83m x 4.80m)

Ensuite 7'7 x 6'1 (2.31m x 1.85m)

Bedroom three 19'7 x 11'4 (5.97m x 3.45m)

Bedroom four 17'4 x 8'11 (5.28m x 2.72m)

Bedroom five 17'2 x 10'8 (5.23m x 3.25m)

Family bathroom 9'8 x 7'7 (2.95m x 2.31m)

Garage 20'7 x 19'0 (6.27m x 5.79m)

Driveway

Rear garden

Floor Plan

TYPE A
PLOT 01



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



FLANK ELEVATION



REAR ELEVATION



FLANK ELEVATION

Area Map



Energy Efficiency Graph

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	

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9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

