



Plot 2 Liverpool Road West, Church Lawton, ST7 3DA

Offers In The Region Of £750,000

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

WC

Sitting room 16'2 x 11'6 (4.93m x 3.51m)

Study 11'3 x 11'3 (3.43m x 3.43m)

Lounge 18'0 x 13'0 (5.49m x 3.96m)

Sitting/ dining room 18'10 x 14'3 (5.74m x 4.34m)

Kitchen/ breakfast room 19'3 x 17'1 (5.87m x 5.21m)

Utility room 7'4 x 5'7 (2.24m x 1.70m)

Stairs and landing

Master bedroom 18'0 x 10'9 (5.49m x 3.28m)

Ensuite 12'9 x 6'5 (3.89m x 1.96m)

Dressing room 12'10 x 12'9 (3.91m x 3.89m)

Bedroom two 13'6 x 10'9 (4.11m x 3.28m)

Ensuite 10'9 x 4'7 (3.28m x 1.40m)

Bedroom three 13'5 x 13'0 (4.09m x 3.96m)

Bedroom four 11'3 x 9'4 (3.43m x 2.84m)

Bedroom five 13'5 x 8'1 (4.09m x 2.46m)

Family bathroom 8'7 x 8'7 (2.62m x 2.62m)

Garage 19'3 16'4 (5.87m 4.98m)

Driveway

Rear gardens

Floor Plan

TYPE B
PLOT 02



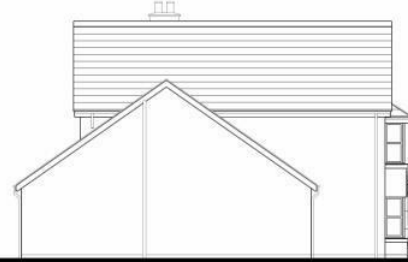
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



FLANK ELEVATION

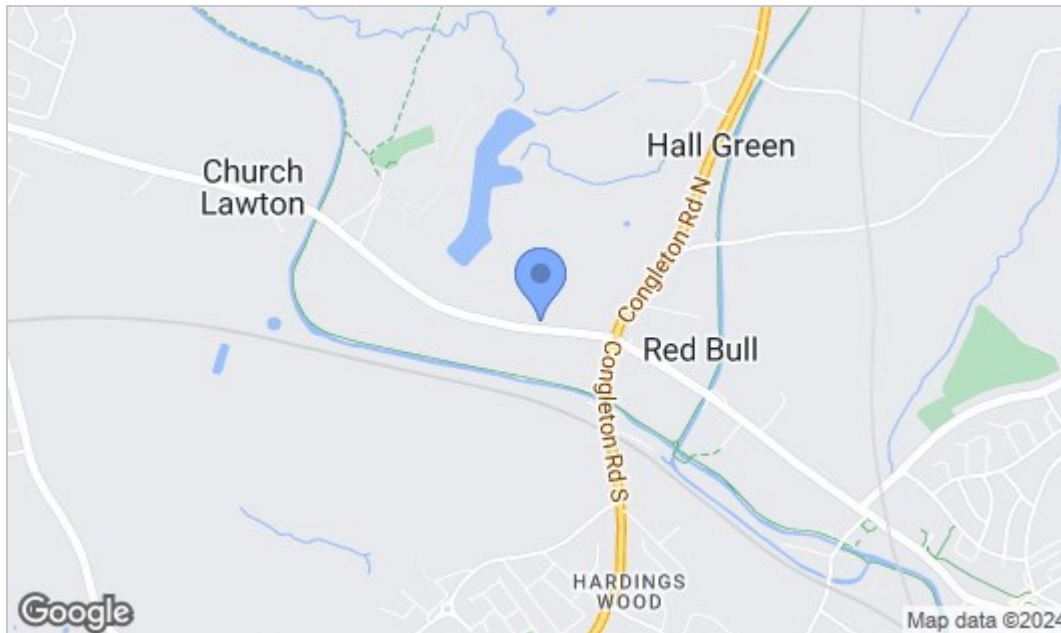


FLANK ELEVATION



REAR 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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