



Congleton Road North
Church Lawton, ST7 3AS

- BEAUTIFULLY PRESENTED
- SEMI DETACHED BUNGALOW
- WELL REGARDED LOCATION
- NO CHAIN
- GOOD SIZED PLOT, ACCESS TO FRONT & REAR
- HALL, LOUNGE, TWO DOUBLE BEDROOMS
- CONSERVATORY TO REAR
- LANDSCAPED GARDENS

£285,000





Property Description

INTRO

Shaw's & Co are pleased to offer for sale a spacious mature semi detached bungalow within a popular location, no chain, within a large plot, driveway & lots of parking to front, plus a rear driveway, comprising; hallway, a bay window lounge, kitchen/dining room, attached conservatory, two double bedrooms, a white bathroom. Externally a landscaped rear garden area, a detached brick garage, To the frontage a landscaped tiered good sized front garden with parking spaces & space for a double garage etc subject to consent. A driveway to the front & access to the rear. UPVC double glazing, gas central heating. New carpets. Access to all amenities, viewing imperative. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 3AS. Turn right at Red Bull traffic lights in to Congleton Road North and the property can be found on the right hand side, as identified by our for sale sign.





COVERED ENTRANCE PORCH

ENTRANCE HALL

Entered through a part glazed door. Access to the loft which is boarded out for storage.

LOUNGE

13' x 12' 5" (3.96m x 3.78m)

Walk in bay window to the front elevation, further window to the side elevation. Feature fireplace, coving to the ceiling, double radiator.



KITCHEN

10' 8" x 10' 5" (3.25m x 3.18m)

Window to the side elevation. A range of wall and base units, ceramic sink, work surfaces, built in double oven, double radiator. Coving to the ceiling. Opening to:

CONSERVATORY

13' 5" x 11' 5" (4.09m x 3.48m)

Dwarf wall construction with UPVC double glazed windows.

BEDROOM ONE

10' 11" x 10' 8" (3.33m x 3.25m)

Walk in bay window to the front elevation, radiator.



BEDROOM TWO

10' 11" x 10' 11" (3.33m x 3.33m)

Window to the rear elevation, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with mixer taps and shower over, a useful service hatch to the underside of the bath for access to plumbing. Low level W.C, wash hand basin. Shower screen walls. Fitted cabinets, chrome towel radiator.

EXTERNALLY

FRONT

A tiered and landscaped garden with a meandering pathway to the property. Laid to lawn with shrub border sections. A good size parking area with potential to create a double garage, subject to planning consent.

GARAGE

17' 3" x 10' 3" (5.26m x 3.12m)

Also having access from a track behind the bungalow. Brick construction with a pitch and tile roof, Double doors to the front elevation, two windows and a rear access door. Electric light and power.





REAR

Landscaped garden laid to lawn with a patio area. Parking space.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840.

LOCAL AUTHORITY

Cheshire East Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:

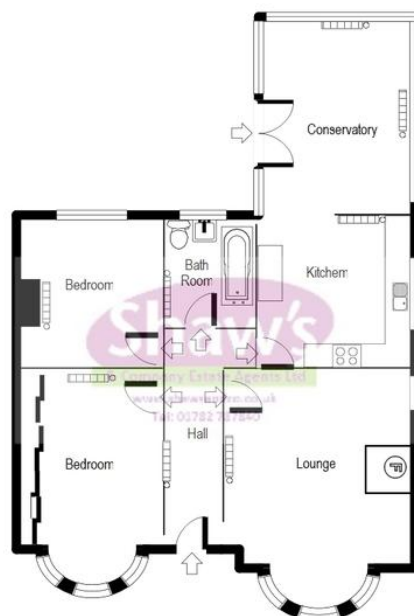








Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, responsibility for errors, omissions, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The measures, numbers, dimensions, fixtures, fittings and furniture are to their location or reference can be seen.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
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The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements