



27 LAWTON STREET, BIDDULPH, STOKE-ON-TRENT, ST8 6EY

£200,000



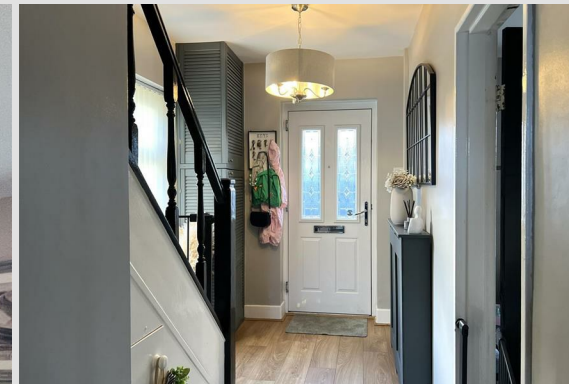
STEPHENSON BROWNE

Set on a generous plot, this three-bedroom semi-detached home presents a perfect opportunity for first-time buyers, investors, or downsizers alike. The property offers spacious and well-presented accommodation throughout. The ground floor comprises a welcoming entrance hall, two bright and airy reception rooms, a separate dining room, and a modern fitted kitchen with access to the sun room/rear porch, perfect for family living.

Upstairs, there are three well-proportioned bedrooms and a stylish four-piece suite family bathroom.

Externally, the property continues to impress with a fantastic rear garden featuring a raised patio area, a tiered lawn, and an additional patio space at the rear creating an ideal spot for summer relaxation or entertaining. The driveway provides off-road parking for multiple vehicles adding further appeal.

With local schools, convenient amenities and access to outdoor recreation, the area strikes a balance between commuter convenience and community-oriented living, making it particularly suitable for families and young professionals.



Entrance Hallway
15'4" x 6'4"

External front entrance door, UPVC double glazed window to the side elevation, wood effect flooring, central heating radiator with radiator cover, power points, ceiling light fitting, small under stair storage cupboard, providing access to further ground floor accommodation and stair access to first floor accommodation.

Sitting Room
13'8" x 10'2"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, electric fireplace, power points.

Lounge
12'11" x 13'7"

UPVC double glazed window to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points.

Dining Room
8'4" x 6'4"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, vinyl herringbone style flooring, power points, open access to under stair storage with space to house a fridge/freezer.

Kitchen
12'4" x 8'3"

Fitted kitchen comprising modern wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, integrated oven and hob with extractor over, space and plumbing for a washer and dryer, power points, UPVC double glazed window to the front and rear elevation, ceiling spotlights, vinyl herringbone style flooring, direct access into the sun room/rear porch.

Sun Room / Rear Porch

Windows to all elevations, sliding door leading out into the rear garden.

Landing
6'4" x 6'3" max

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, UPVC double glazed window to the side elevation.

Bedroom One
13'8" x 11'11"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Two
11'8" x 11'5"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Three
8'4" x 8'1"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.



Bathroom

8'3" x 6'3"

Four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower unit above, walk in mixer shower with removable shower head, ceiling light fitting, tiled walls and flooring throughout. UPVC double glazed opaque window to the rear elevation, chrome heated towel rail.

Externally

To the front of the property off road parking is available for multiple vehicles with side access leading down to the rear garden. The rear garden comprises a raised patio area with a lower tiered laid to lawn area featuring a small patio area to the rear of the garden giving the option to house outdoor seating or storage shed.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

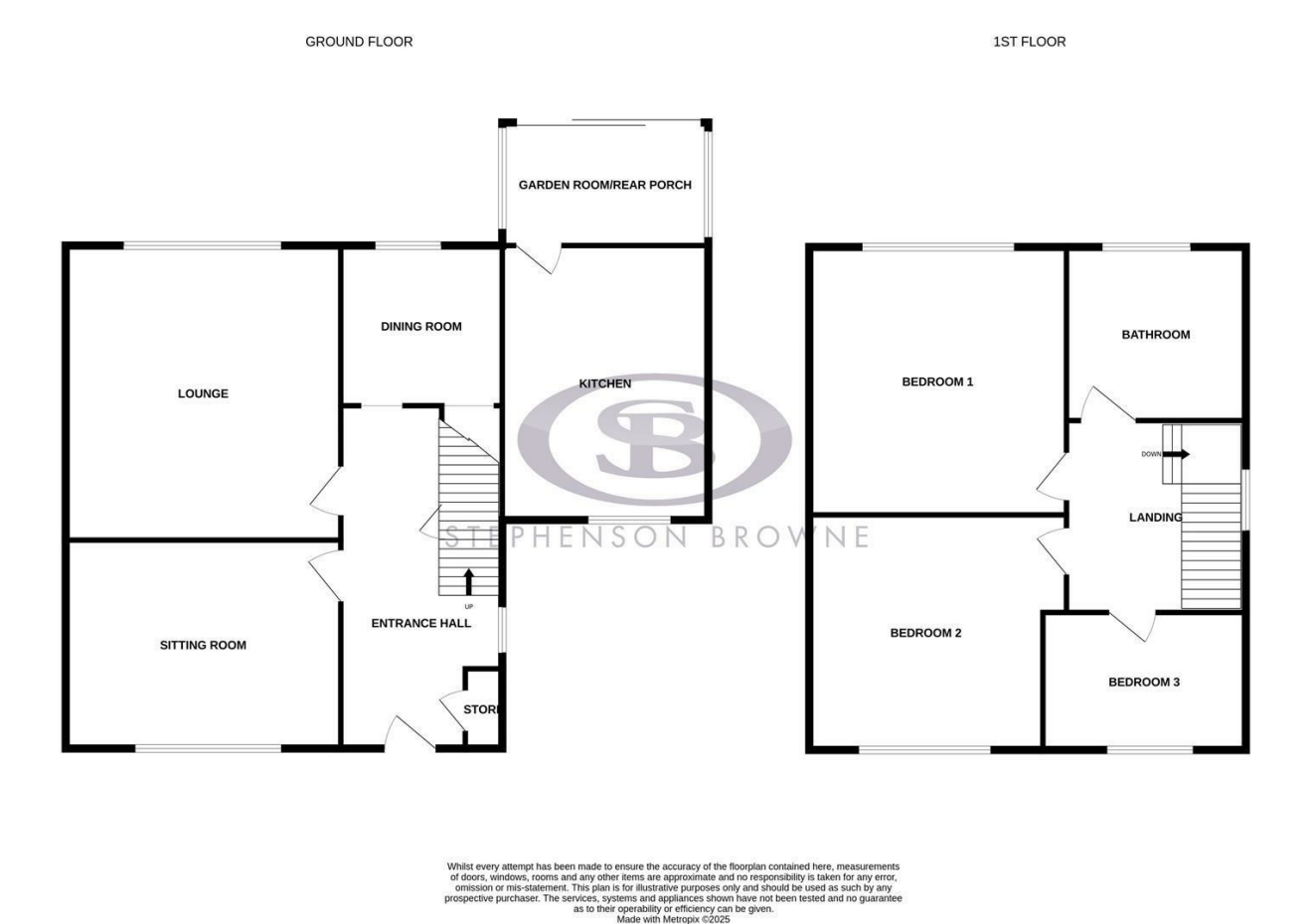
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



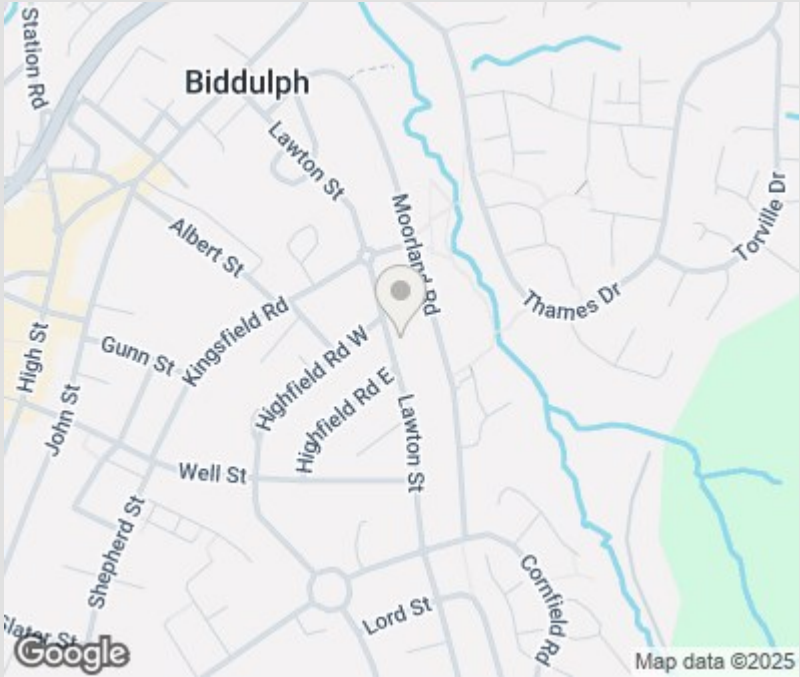
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metroplex ©2025

Area Map



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	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64