

97 Brown Avenue, Church Lawton, ST7 3ER



Welcome to Brown Avenue, Church Lawton - a charming location for this delightful three-bedroom semi-detached house. This property boasts two reception rooms, providing ample space for entertaining or relaxation. The house features a well-maintained private rear garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. With three cosy bedrooms, this home offers plenty of space for a growing family or those in need of a home office or guest room. The property also includes a bathroom, ensuring convenience for all residents.

One of the standout features of this house is the driveway parking for 4/5 cars making it ideal for those with multiple vehicles or visitors. The detached garage provides extra storage space or the opportunity for a workshop.

This property comes with the added benefit of no onward chain, offering a smooth and hassle-free buying process. With vacant possession, you can move in and make this house your home without delay.

Don't miss out on the opportunity to own this lovely semi-detached house in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this property your own!

£232,000

Cheshire Property

2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance

UPVC double glazed patio door.

Porch

Quarry tiled floor, hardwood glazed door to:

Hallway

Spacious hallway with stairs to the first floor, understairs storage cupboard, radiator, smoke detector.

Lounge 14' 1" x 11' 7" (4.29m x 3.53m)

Living Flame gas fire with decorative tile inset, tiled hearth and timber surround, radiator, UPVC double glazed bow window to the front elevation, coving to the ceiling.



Dining Room 16' 0" x 8' 8" (4.87m x 2.64m)

Wood effect laminate flooring, radiator, UPVC double glazed patio doors to the rear, archway to the kitchen, coving to the ceiling.



Kitchen 10' 0" x 8' 10" (3.05m x 2.69m)

Fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl sink unit, Indesit cooker with extractor fan over, integrated dishwasher, UPVC double glazed window to the rear and UPVC double glazed door to the side.



First Floor Landing

Cupboard housing wall mounted gas fired combination central heating boiler, double glazed window to the side elevation.

Master Bedroom 13' 0" x 10' 1" (3.96m x 3.07m)

Radiator, double glazed window to the front elevation.



Bedroom Two 10' 8" x 9' 1" (3.25m x 2.77m)

Radiator, UPVC double glazed window to the rear elevation.



Bedroom Three 9' 8" x 7' 7" (2.94m x 2.31m)

Radiator, double glazed window to the front elevation, down lighters.



Bathroom

Fitted with a low-level WC, pedestal wash hand basin and panel bath with mains shower over. Double glazed window to the rear elevation, extractor fan.



Externally

To the front of the property there is a paved garden with borders and low boundary wall to the front.

Driveway parking leads to the garage.

Garage Up & over door, courtesy door and window to the side. To the rear of the property there is a paved patio area and steps leading up to the lawn shrub borders.





EPC- C
Council Tax- C
Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



