

# 101 Lawton Road, Alsager, ST7 2DD



Nestled on Lawton Road in Alsager, this stunning detached home is a property not to be missed!

As you approach, you are greeted by a gated driveway flanked by lush conifers and trees, offering parking for up to 4 vehicles.

The character of the property is evident in every detail, from the open entrance way with Minton tiles to the unique arched window on the staircase landing.

The spacious dual aspect kitchen diner is a highlight of the home, featuring a high spec kitchen with floor to ceiling windows that bathe the room in natural light.

The charm of this home continues as you step into the lounge with its curved bay window and bespoke fitted shutters. Double sliding doors lead you to the morning room, where bi-folding doors open onto the decking area, perfect for enjoying a morning coffee or cozing up by the log burner on chilly evenings.

The first floor boasts four bedrooms, with en-suite to the master and a newly fitted bathroom.

The fully boarded loft with ladders offers additional space for storage or potential conversion.

Outside, the double two-story detached garage with plumbing and power presents endless possibilities - a home gym, office, salon, or even an annex!

The three-tiered private garden at the rear is a tranquil oasis, complete with a patio, decking area, and a lush lawn. The custom-built pergola seating area is the perfect spot to unwind and enjoy the evening sunset.

Impeccably presented and brimming with potential, this freehold property with NO ONWARD CHAIN is perfect for a growing family or those who love to entertain. Book a viewing now to avoid missing out!!

## £585,000

Cheshire Property  
2 Hightown, Sandbach, CW11 1GA 01270 766656



**Entrance**

Composite front door with double glazed obscured glass windows, two storage cupboards, radiator and beautiful Minton tiled flooring.



**Kitchen/Diner**

**Dining area 16'07 x 10'09 (plus bay)**

Dual aspect with two Upvc double glazed windows to front and rear, Upvc double glazed French doors to side elevation, tall feature radiator.

**Kitchen Area 15'03 x 14'10**

Range of base, wall and drawer units in high gloss with contrasting work surfaces over, built in oven, microwave, and warming draw. NEFF induction hob with cooker hood over, stainless steel sink unit with instant hot water tap, tall larder unit with space and plumbing for washing machine and tumble dryer, double glazed floor to ceiling windows to rear elevation, double glazed door leading to patio area.



**Lounge 17'09 x 11'10**

Upvc double glazed curved glass bay window to front elevation with bespoke fitted shutters, coving to ceiling, gas fire with marble inset and hearth with contrasting marble mantel, underfloor heating and double sliding door to;







### **Morning Room 14'00 x 13'02**

Double glazed bi-folding doors to rear and side elevation, log burner sat on a bespoke marble hearth and underfloor heating.



### **Stairs to first floor,**

Upvc double glazed arched window to front elevation. Landing- loft access, boarded with a ladder

### **Bedroom One 12'02 x 10'10**

Upvc double glazed window to front elevation with bespoke fitted shutters, coving to ceiling, loft access, boarded with a ladder, feature wood panelling to one wall, radiator and door to;



### **En-suite**

Upvc double glazed obscured glass window to rear elevation, coving to ceiling, enclosed fully tiled shower unit with mains fed rainfall shower over, pedestal wash hand basin, low level WC, ladder towel rail, feature wood panelling to three walls and extractor fan.



### **Bedroom Two 11'11 x 9'07**

Upvc double glazed curved glass bay window to front elevation with bespoke fitted shutters, coving to ceiling, feature wood panelling to one wall, built in storage cupboard and radiator.





#### **Bedroom Three 10'05 x 8'05**

Upvc double glazed window to front elevation with bespoke fitted shutters, built in fitted chest storage and radiator.



#### **Bedroom Four 9'10 x 8'00**

Built in fitted wardrobes, coving to ceiling, Upvc double glazed window to rear elevation fitted with bespoke shutters and radiator.



#### **Bathroom**

Low level WC, vanity wash hand basin, freestanding bath with mains fed, rainfall shower over, tiled splash back, feature wood panelling to three walls, Upvc double glazed obscured glass window to rear elevation, airing cupboard and radiator.



#### **Detached Garage**

Set over two floors, boasting plumbing and power!  
Ground level-Double up and over doors, two Upvc double glazed windows, Upvc double glazed door to side elevation.  
First floor, Plastered with power and lights, perfect for a home office!

#### **Externally**

**To the front-** Tucked behind established trees and bushes, laid to lawn, tarmac drive with ample parking for us to 4 vehicles, fenced and gated.

**To the rear-** Three tiered with patio area, decking area and lawn area, custom built partially enclosed pergola snug seating area with power and lights! fenced to all sides with range of shrubs and bushes.



**EPC- D**

**Council Tax- E**

**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.



