



STEPHENSON BROWNE

**Woodside, Church  
Lawton, Stoke-On-Trent**  
ST7 3BU



**Offers Over £450,000**

## DESCRIPTION

A very rare opportunity to purchase an EXTENDED three DOUBLE bedroom detached true bungalow on a sizeable plot of approximately 0.3 OF AN ACRE, occupying a prime position at the head of a quiet cul-de-sac.

Offered for sale with no onward chain, the bungalow benefits from a fantastic location directly opposite Lawton Woods, whilst the rear garden has been beautifully maintained to create a stunning established garden which is an idyllic setting to relax!

An entrance porch and lobby leads to the sizeable lounge, with a central hallway then accessing most rooms, including a separate dining room, kitchen, shower room, and three double bedrooms (with the principal bedroom featuring an en-suite shower room). The kitchen opens into a garden room with French doors leading to the rear garden, with a useful utility room completing the accommodation.

There is also a loft room, accessed via a pull down ladder, which could be utilised as a fourth bedroom or office/workroom. Beyond that through a door leads to an extensive loft area with potential to convert subject to appropriate planning permission/building regulations.



Ample off-road parking is provided via a driveway and garage, whilst the rear garden features lawned and patio areas with mature shrubs.

Situated on Woodside in Church Lawton at the head of a quiet cul-de-sac, the bungalow is perfectly placed for commuting routes such as the M6 and A500, whilst retaining excellent links to the wealth of amenities within Alsager, Congleton and beyond. A number of walks are available within the surrounding countryside and Lawton Woods, which is quite literally opposite the property!

A truly unique opportunity to purchase a sizeable bungalow in a superb location! Please contact Stephenson Browne to arrange your viewing!

**\*\*PLEASE NOTE; We understand the property has Grade 3 Red Ash\*\***



# ROOM DESCRIPTIONS

## Entrance Porch

8'10" x 6'1"

UPVC double glazed window and front door, tiled flooring, downlights, radiator, timber framed window and door leading into;

## Lobby

8'10" x 8'4"

Laminate flooring, UPVC double glazed window, ceiling light point, two radiators, opening into;

## Lounge

21'5" x 12'10"

Maximum measurements - Laminate flooring, three UPVC double glazed windows and French doors leading to the garden, ceiling light point, three radiators, views onto the greenery of the rear garden.

## Dining Room

11'3" x 11'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, window/doors leading into main hallway.

## Hallway

Fitted carpet, ceiling light point, radiator, storage cupboard.

## Kitchen

17'3" x 10'4"

Maximum measurements - 'U'-shaped, split into two areas. Tiled flooring, ceiling light point, ceiling strip light, wall and base units, integrated gas hobs and double oven, two radiators, one and a half bowl stainless steel sink with drainer, part tiled walls, opening into;

## Garden Room

12'11" x 6'9"

Fitted carpet, UPVC double glazed window and French doors leading to the rear garden, Velux skylight window, ceiling light point, radiator.

## Utility Room

19'8" x 7'8"

Maximum measurements, L-shaped room - Tiled flooring, UPVC double glazed window and rear door, two ceiling strip lights, wall units, stainless steel sink with drainer, tiled splashback, access to the Loft room.



**Bedroom One**

11'10" x 11'0"

Fitted carpet, UPVC double glazed window, three ceiling light points, radiator, fitted wardrobe.

**En-Suite Shower Room**

11'10" x 3'0"

Tiled flooring, UPVC double glazed window, part tiled walls, ceiling light point, radiator, W/C, pedestal wash basin, shower cubicle.

**Bedroom Two**

10'6" x 9'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

**Bedroom Three**

11'11" x 9'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

**Shower Room**

8'4" x 7'4"

Tiled walls, tiled flooring, downlights, extractor fan, towel radiator, wet room style walk-in shower with glass panel, W/C, wash basin with vanity unit.

**Loft Room**

11'3" x 9'6"

Accessed via pull-down ladder into Utility room - UPVC double glazed window, ceiling light point, with a door leading into an extensive loft space which could be converted (subject to planning permission/building regulations etc).

**Garage**

An adjoining garage with electric roller door, gas central heating boiler.

**Outside**

Situated on an extensive corner plot, the bungalow features a paved driveway and lawn with mature shrubs to the front, with an open aspect onto Lawton Woods. The sizeable rear garden features a patio extending from the side of the bungalow, with a lawn, established trees and bushes and border shrubs, and a pond, offering a truly fantastic degree of privacy.

**Council Tax Band**

The council tax band for this property is E.



**Freehold Tenure**

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

**Alsager 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.









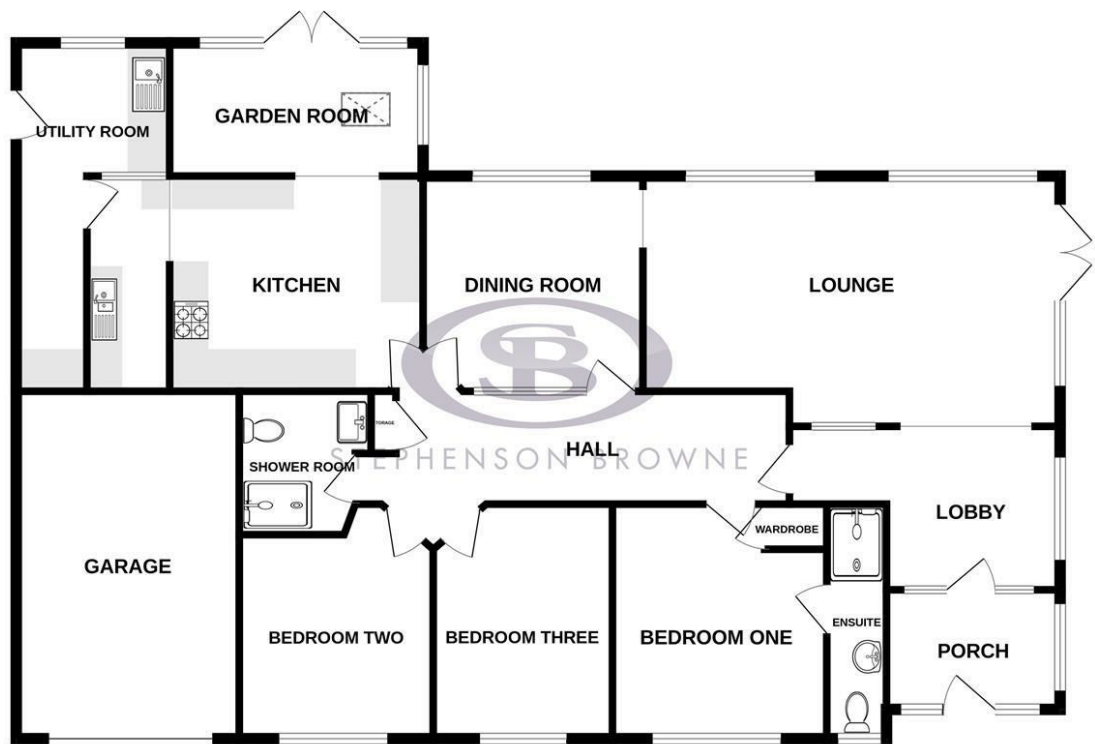
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## Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

GROUND FLOOR

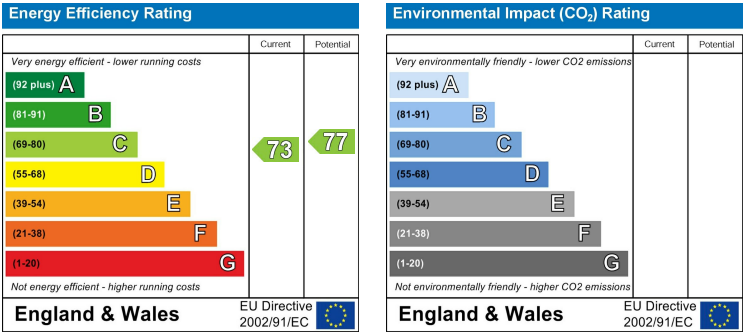


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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# Area Map



# EPC Rating



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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