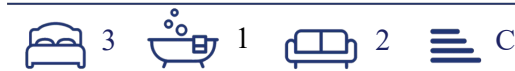




STEPHENSON BROWNE

**Congleton Road North,
Church Lawton**
ST7 3BA



**Offers In The Region Of
£525,000**

DESCRIPTION

A very rare opportunity to purchase a three bedroom detached true bungalow on a sizeable plot with canal views to the rear and benefitting from lapsed planning permission for a detached dwelling on the plot to the side (Cheshire East planning ref 16/1409C).

The bungalow benefits from a fantastic location in Church Lawton, with the Macclesfield Canal to the rear and field views, whilst the rear garden has been well maintained which is an idyllic setting to relax! The property benefits from well-proportioned accommodation throughout and although requiring some modernisation, the bungalow has great potential.

An entrance porch leads to bedroom three, breakfast kitchen and lounge with access to the generous conservatory. An inner hallway then gives access to the four piece family bathroom, second double bedroom and the principal bedroom having its own dressing room, giving access to a laundry/utility room with handy separate WC.

Ample off-road parking is provided via a driveway and detached garage, whilst the rear garden is mainly paved with stunning views of the canal, with a mature lawned side garden offering the scope for development (subject to planning



permission).

Situated on Congleton Road North in Church Lawton, 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 great location! Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

Composite entrance door having double glazed frosted insets. Single panel radiator.

Bedroom Three

12'0" x 8'0"

Single panel radiator. Double glazed window to the front elevation. Fireplace housing electric fire.

Kitchen Breakfast Room

15'10" x 7'5"

Range of wall, base and drawer units with roll top work surfaces over incorporating a single drainer sink unit. Space for a cooker. Three glazed windows to the rear. Door into:-

Conservatory

26'5" x 8'3"

Dwarf wall conservatory with double glazed windows all round. Double glazed sliding patio door opening to the rear garden. Single panel radiator.

Lounge

10'11" x 16'0"

Double glazed window to the front elevation. Single panel radiator. Double glazed sliding patio doors. Door into:-

Inner Hall

Single panel radiator. Double glazed window to the rear elevation. Storage cupboard housing the hot water cylinder and having shelving.

Bedroom Two

11'6" x 11'1"

Single panel radiator. Double glazed window to the front elevation.

Family Bathroom

9'0" x 9'4"

A four piece suite comprising a low level WC with push button flush, pedestal wash hand basing a panelled bath with mixer tap and a shower cubicle with shower over. Storage cupboards double glazed frosted window to the rear elevation.



Principal Bedroom

12'5" x 12'2"

Double panel radiator. Double glazed window to the front elevation. Door into:-

Dressing Room

9'9" x 6'7" to robes

Electric heater. Fitted wardrobes with hanging rails and shelving. Door into:-

Utility Room

8'5" x 9'10" max

Range of wall and base units with work surfaces over. Space and plumbing for a washing machine. UPVc panelled door having double glazed insets opening to the rear garden. Double glazed window to the side elevation.

Separate WC

3'9" x 4'2"

Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below.

Detached Garage

14'7" x 17'11"

Up and over door to the front. Glazed windows to the side. Power and lighting.

Externally

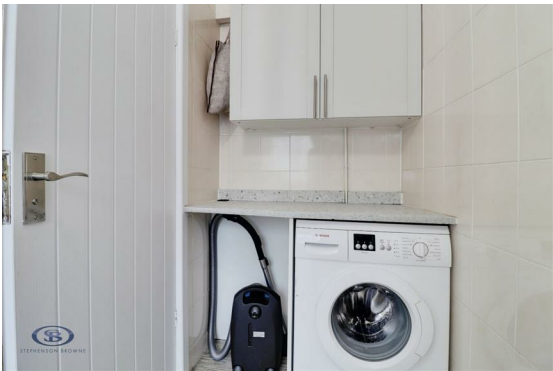
The property is approached via a tarmac driveway providing ample off road parking for numerous vehicles. Lawned gardens to three sides having a range of mature trees, plants and shrubs with hedged boundaries to the front and rear. The generous lawned side garden benefits from lapsed planning for a detached dwelling.

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.

Council Tax Band

The council tax band for this property is D.



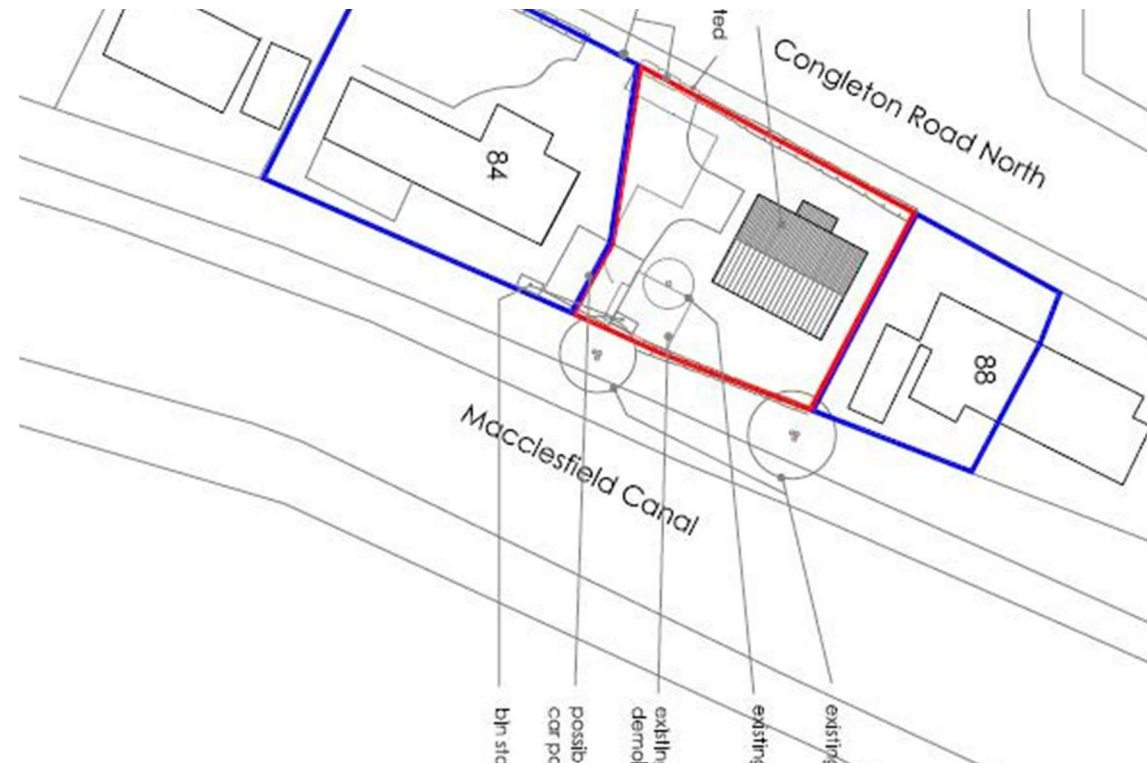
Freehold Tenure

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.







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Viewing

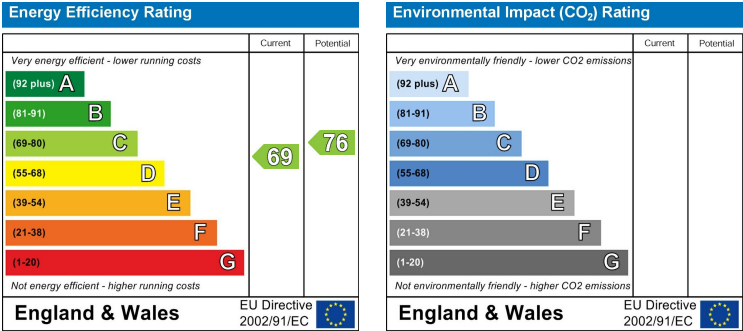
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

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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