STEPHENSON BROWNE

Congleton Road North, Church Lawton

ST7 3BA

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Offers Over £500,000

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.

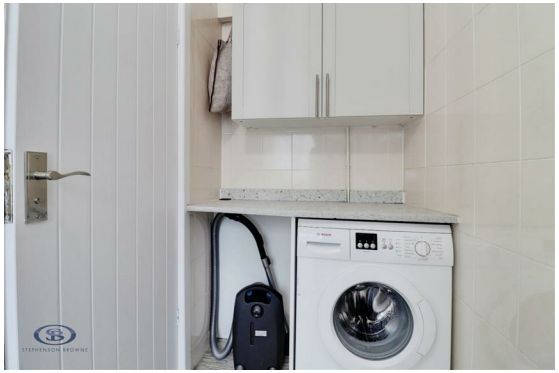
Separate WC
3'9" x 4'2"
Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below.

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
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Congleton Road North
127.0m
site
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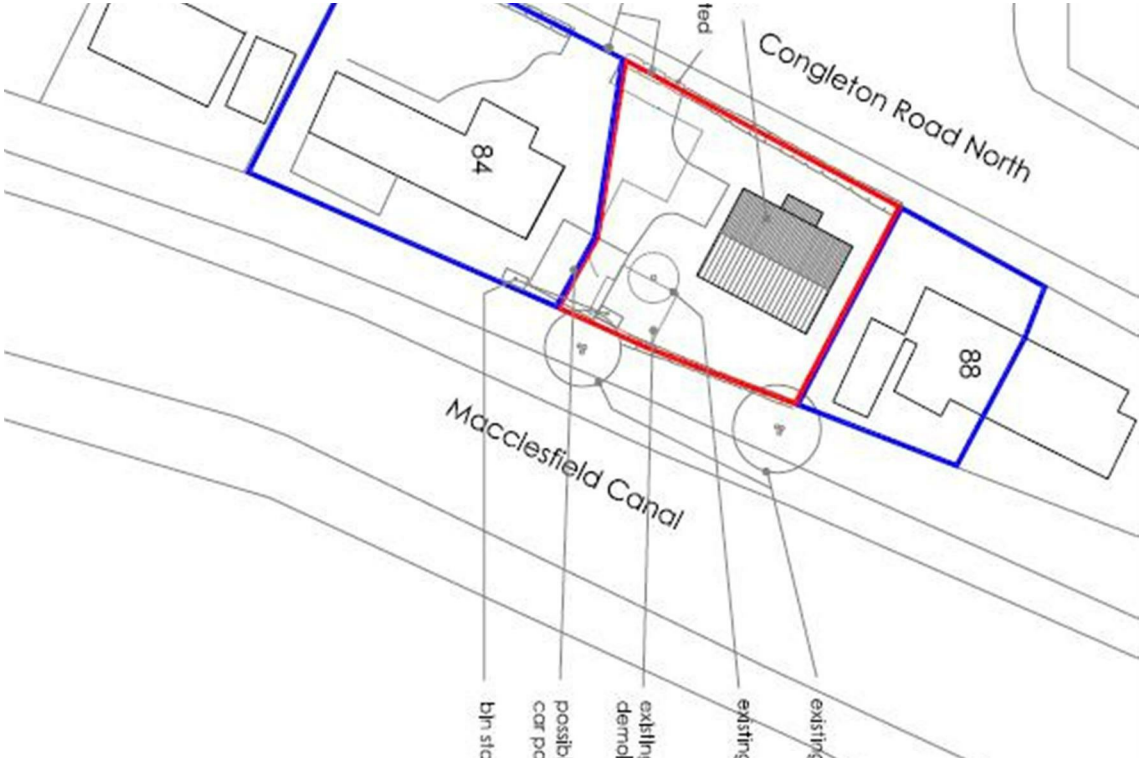
Congleton Road North
84
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Macclesfield Canal

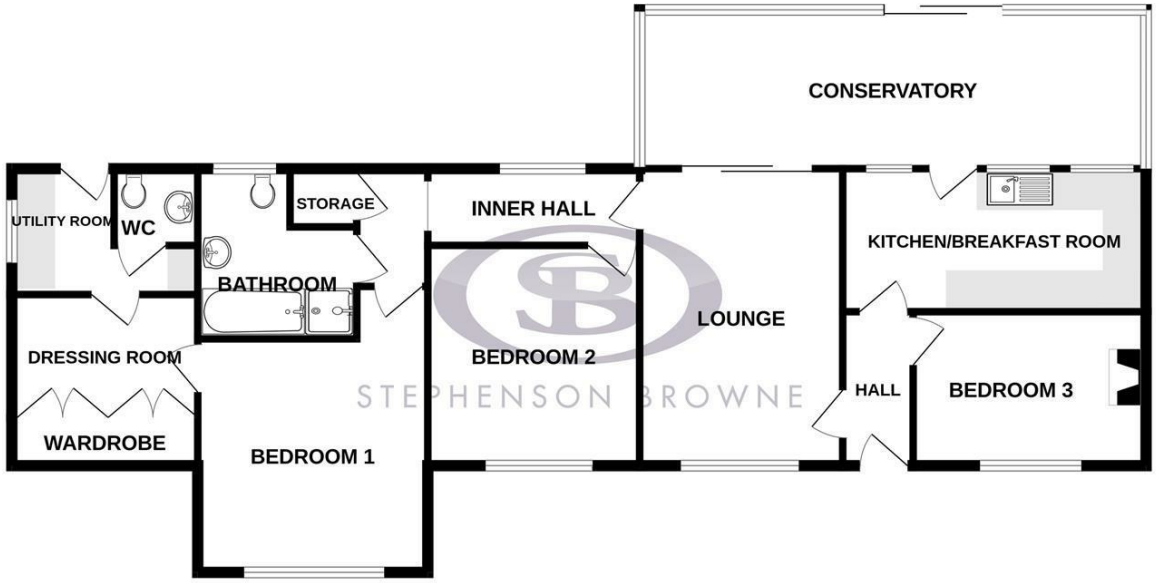
STEPHENSON BROWNE

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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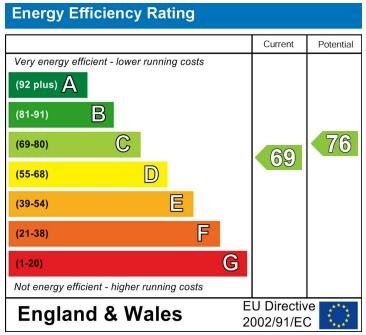
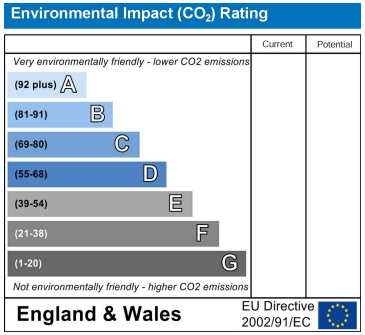
Area Map

EPC Rating





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