

STEPHENSON BROWNE

Sandbach Road, Church Lawton

ST7 3RA

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£450,000

DESCRIPTION

A spacious four bedroom detached family home with a DOUBLE GARAGE, benefitting from a UTILITY ROOM, DOWNSTAIRS W/C AND A CONSERVATORY!

A fantastic opportunity to purchase a well-proportioned and beautifully-presented detached family home which is much larger than you may expect, with ample potential to extend if desired (subject to planning permission!).

An entrance hallway leads to the generous lounge, with a large open plan kitchen/diner (including breakfast bar) leading to the utility room, with integral access to the garage and a downstairs W/C. There is also a Conservatory to the rear which includes air conditioning - meaning this room is a delightful space to use throughout the year! Upstairs there are four well-proportioned bedrooms and the family bathroom, which includes a bath and a separate shower.

Ample off-road parking is provided via a brick-paved driveway with double gates, and the integral double garage, with a lawned garden to front of the property including a border hedge. To the rear of the property is a garden featuring patio and lawned areas, with mature border shrubs and offering an excellent degree of privacy.

Situated on Sandbach Road in Church Lawton, the property is ideally placed for the wealth of amenities within Alsager, whilst retaining an enviable position on the fringe of the surrounding countryside. Transport links such as the M6, A500 and A34 are also within easy reach.

A unique opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

























ROOM DESCRIPTIONS

Entrance Hall
Composite front door, laminate flooring, downlights, radiator, large under stairs storage cupboard, combi gas central heating boiler.

Lounge
19'7" x 12'9"
Laminate flooring, UPVC double glazed bay window, ceiling light point, two radiators.

Kitchen/Diner
26'3" x 10'0"
Laminate flooring, flooring, four ceiling light points, two radiators, panelled wall, integrated oven, induction hob, space for an American-style Fridge/Freezer, space and plumbing for appliances, wall and base units, breakfast bar, UPVC double glazed French doors leading into;

Conservatory
13'1" x 9'8"
Laminate flooring, UPVC double glazed windows and French doors leading to the rear garden, two wall light points, electric heater, air conditioning.

Utility Room
11'1" x 5'3"
Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, part tiled walls, stainless steel sink, space and plumbing for appliances, integral garage access.

Downstairs W/C
5'3" x 3'1"
Tiled flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, wash basin.

Landing
Fitted carpet, two ceiling light points, airing cupboard, loft access.

Bedroom One
12'11" x 9'7"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

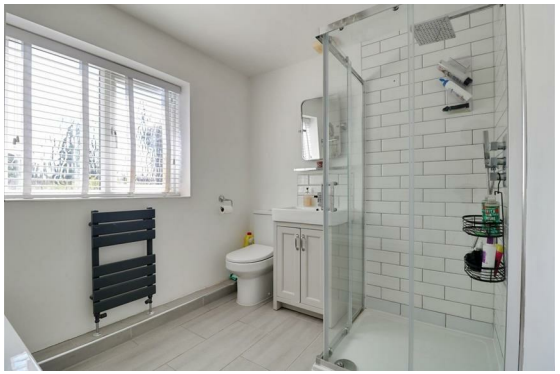
Bedroom Two
9'9" x 9'7"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.













Bedroom Three
10'0" x 8'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Four
10'0" x 7'11"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

Bathroom
9'11" x 8'10"
Tiled flooring, UPVC double glazed window, ceiling light point, towel radiator, part tiled walls, W/C, wash basin with vanity unit, shower cubicle, bath, storage cupboard.

Outside
To the front of the property is a brick paved driveway with a lawn and border hedge, with gated access from the road. The well-proportioned rear garden features patio and lawned areas with mature border shrubs.

Double Garage
18'6" x 15'4"
Two ceiling light points, electric roller garage door, tiled flooring, integral access into the Utility Room.

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
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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.





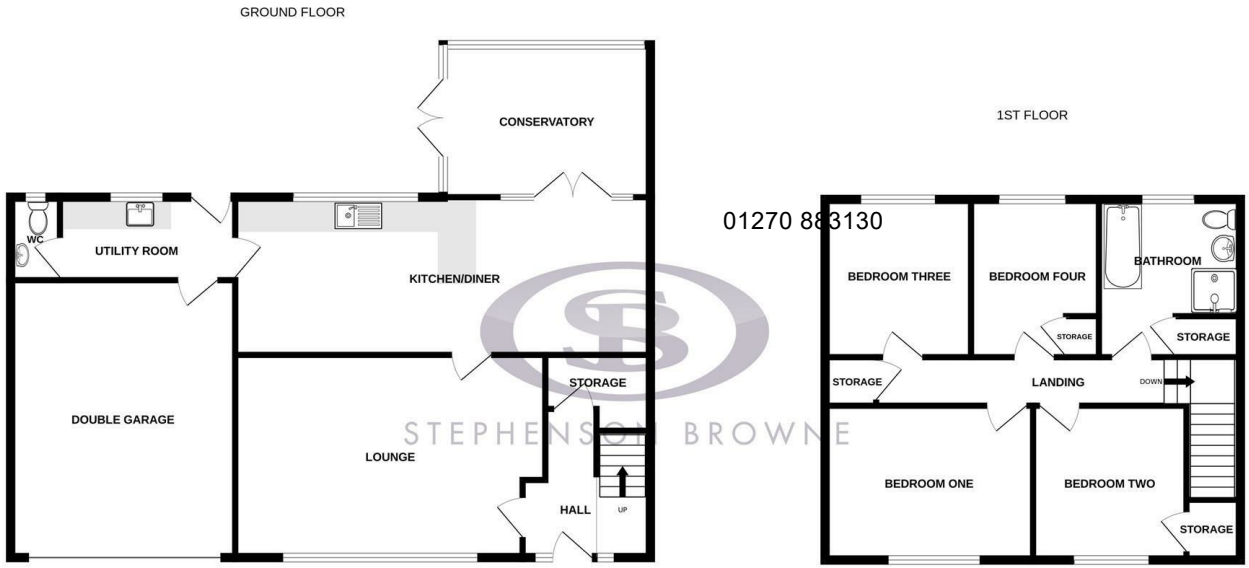








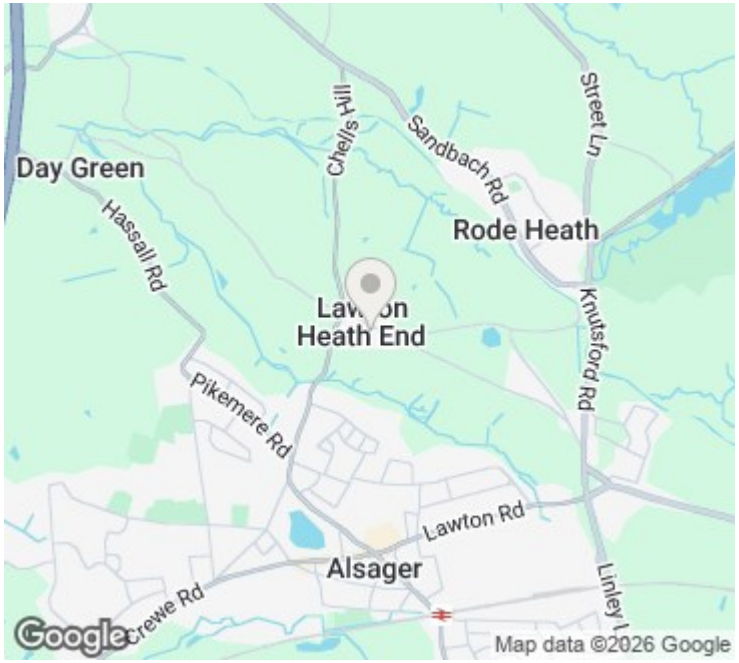
Floorplans



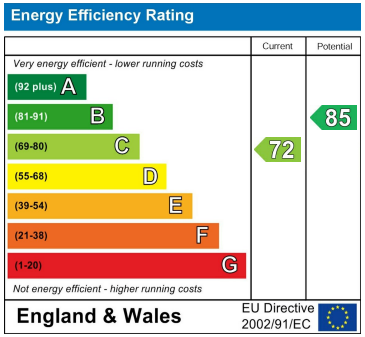
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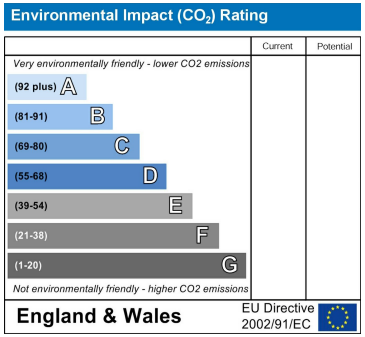
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





Viewing

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

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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www.stephensonbrowne.co.uk