



21 Lawton Gate Estate

ST7 3ES

£260,000



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STEPHENSON BROWNE

A well-proportioned three bedroom semi-detached home with a very useful Office Pod and overlooking a green space to the front aspect! Occupying a prime position within Church Lawton, this family home would make an ideal first time buy.

An entrance hallway leads to the lounge and a very generous kitchen/diner, with three bedrooms and the family bathroom to the first floor. Off-road parking is provided via a brick-paved driveway and an attached brick-built garage, whilst the generous rear garden features patio and lawned areas with mature shrubs. There is also a very useful Garden Pod, which could suit a number of potential uses including an office, gym, bar or playroom!

Situated on Lawton Gate Estate in Church Lawton, the property is perfectly placed for the wealth of amenities within Alsager, Kidsgrove and Rode Heath, with easy access to commuting routes such as the A34, A500 and M6. Several schools are available locally, whilst a number of walks around the surrounding countryside and canal are also within easy reach.

A fantastic family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Lounge

15'8" x 10'5"

Kitchen/Diner

20'8" x 13'3"

Landing

Principal Bedroom

14'11" x 10'7"

Bedroom Two

10'2" x 9'10"

Bedroom Three

9'10" x 6'9"

Bathroom

6'0" x 5'6"

Garage

20'2" x 7'8"

Garden Pod

11'6" x 7'8"

Council Tax Band

The council tax band for this property is B.

NB: Tenure

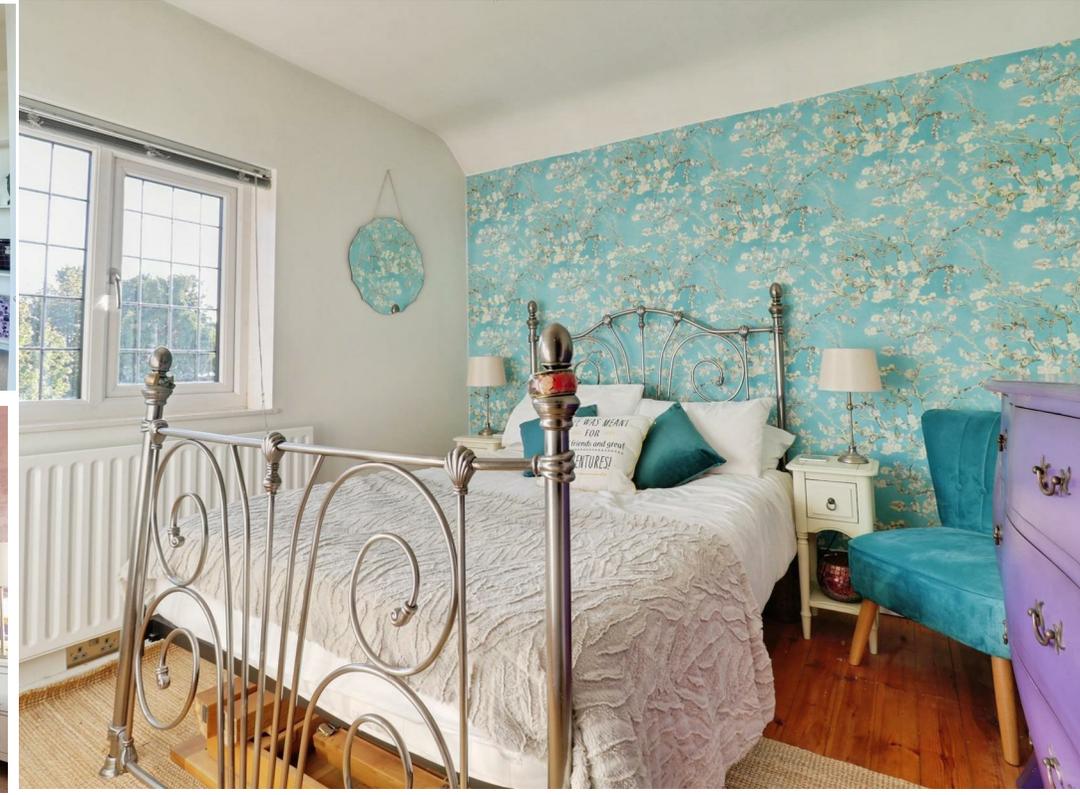
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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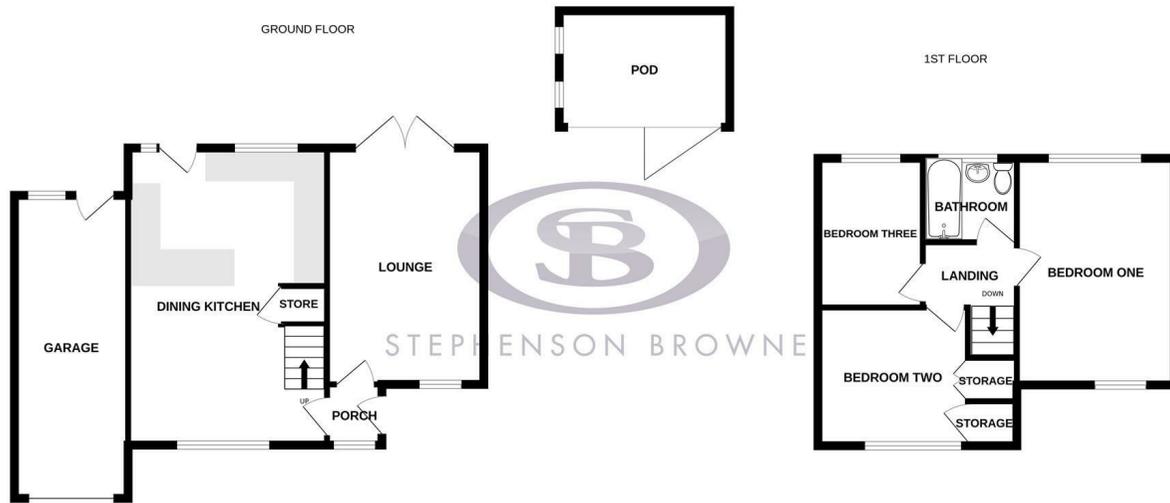
Alsager AML Disclosure

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Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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