



STEPHENSON BROWNE

Hynton Bower, Church Lawton

ST7 3FA



£345,000

DESCRIPTION

A fantastic opportunity to purchase a four bedroom detached family home with an integral garage on a small select development of just five properties, in a prominent position within Church Lawton and offered for sale with no onward chain!

The accommodation is arranged over three floors, an entrance hallway leads to the handy downstairs WC, sizeable fitted kitchen and spacious lounge diner, giving access to a utility room with door opening to a enclosed courtyard. To the first floor, three double bedrooms, one having its own en-suite shower room and a second having French doors opening to an elevated part of the rear garden, sharing the family bathroom with bedroom four. The principal bedroom to the second floor features dual aspect windows and has its own en-suite shower room.

Externally, the property benefits from a driveway to provide comfortable off-road parking for two cars, leading to an integral single garage with roller door to the front and a private split level rear garden, perfect for family living.

Situated on Hynton Bower just off Liverpool Road East, the property 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. Several schools are nearby, including Church Lawton School and Scholar Green Primary And Nursery School.





ROOM DESCRIPTIONS

Entrance Hall

UPVc panelled entrance door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms. Single panel radiator.

Downstairs WC

2'9" x 5'4"

Double glazed frosted window to the front elevation. Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin.

Lounge Diner

15'5" x 19'7"

Double panel radiator. Double glazed French doors to the rear garden with windows to either side. TV aerial and telephone points. Inset spotlighting. Understairs storage. Door into:-

Utility Room

9'0" x 6'7"

Range of wall and base units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Wall mounted gas central heating boiler. Space and plumbing for a washing machine. Double panel radiator. Double glazed window to the side elevation. UPVc panelled door having double glazed frosted insets opening to the side.

Kitchen

12'10" x 11'9"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with gas hob and extractor canopy over. Integrated undercounter fridge and freezer. Double glazed windows to the front and side elevations.

First Floor Landing

Doors to all rooms. Stairs to the second floor. Single panel radiator. Airing cupboard having a single panel radiator and shelving.

Bedroom Two

8'11" x 12'10" into bay

Double glazed window to the front elevation. Double panel radiator. TV aerial and telephone points. Door into:-

En-Suite

6'6" x 5'10"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a corner shower cubicle with shower over. Skylight. Heated towel rail.

Bedroom Three

19'7" x 11'10" max

Double panel radiator. Double glazed window to the side elevation. Double glazed French doors opening out to the rear garden. Telephone point.



Bedroom Four

10'11" x 11'10"
Double glazed window to the front elevation. Double panel radiator.

Family Bathroom

5'4" x 8'3"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with shower over. Inset spotlighting. Double glazed frosted window to the front elevation. Heated towel rail.

Second Floor

Door into:-

Principal Bedroom

16'7" x 14'7"
Double glazed windows to the front and side elevations. Loft access point. Double panel radiator. TV aerial and telephone points. Door into:-

En-Suite

6'11" x 6'1"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a corner shower cubicle with shower over. Double glazed frosted window to the rear elevation. Heated towel rail.

Externally

The property is approached by a block paved driveway providing ample off road parking and leads to an integral single garage. The rear garden is split level, with the ground level being mainly paved/laid to shale with a raised area accessed via wooden steps giving access to an additional patio area. An enclosed courtyard can also be accessed from the utility room.

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 F.

Freehold Tenure & Charges

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £____ per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Estate Agency Act 1979

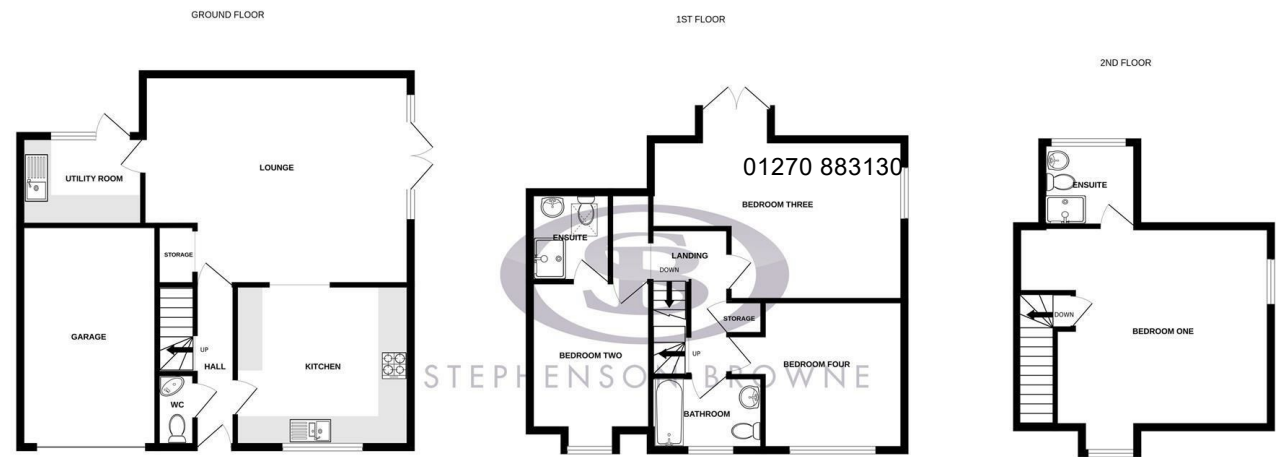
Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee/director, or relative of an employee/director of Stephenson Browne Ltd.

NB: Copyright

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



Floorplans

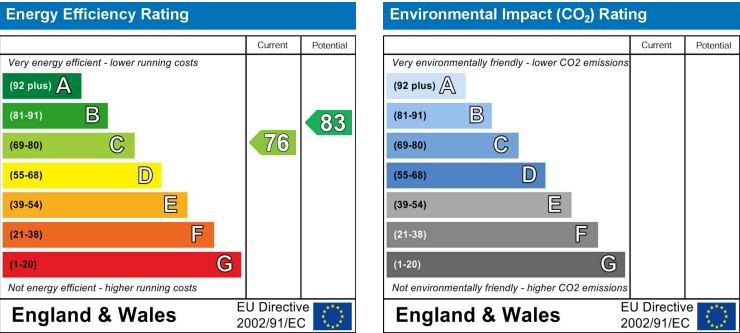


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk