



STEPHENSON BROWNE



## Dairylands Road, Church Lawton

ST7 3EU



**Offers In The Region Of  
£230,000**

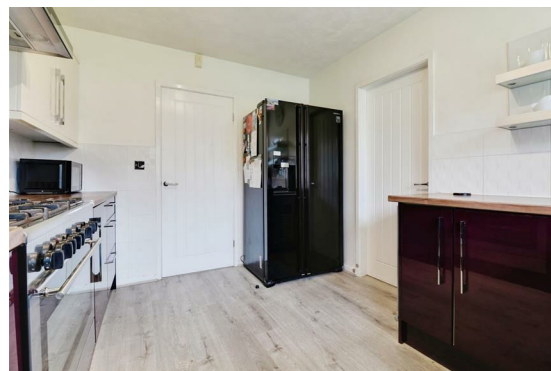
## Description

A three bedroom semi-detached home in a prime location in Church Lawton, which would make an ideal first time buy! Featuring spacious accommodation and well-presented throughout, this property benefits from ample off-road parking.

An entrance hallway leads to a downstairs W/C, the spacious lounge and the kitchen, with a separate dining room completing the ground floor. Upstairs, there are three bedrooms and the family bathroom. Ample off-road parking is provided via a full-width driveway, whilst the rear garden features a gravelled patio, lawn and decked area, alongside a useful storage shed.

Situated on Dairylands Road in Church Lawton, the property is ideally placed for a number of commuting links such as the A34, A500 and M6, with the wealth of amenities in Alsager and Kidsgrove also within easy reach. Several schools are nearby, whilst Alsager and Kidsgrove train stations are also within close proximity.

A well-proportioned semi-detached home which is ideal for families and first time buyers! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

Laminate flooring, UPVC double glazed window and front door, ceiling light point, radiator, under stairs storage cupboard.

## Downstairs W/C

6'1" x 2'9"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, tiled splashback, Vaillant gas central heating boiler.

## Lounge

15'4" x 10'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, gas fire, double doors opening into;

## Dining Room

10'10" x 8'2"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, door leading into;

## Kitchen

11'3" x 9'2"

Laminate flooring, UPVC double glazed window and rear door, ceiling light point, chrome towel radiator, one and a half bowl stainless steel sink with drainer, space for a Range-style cooker, American fridge/freezer, wall and base units providing ample storage.

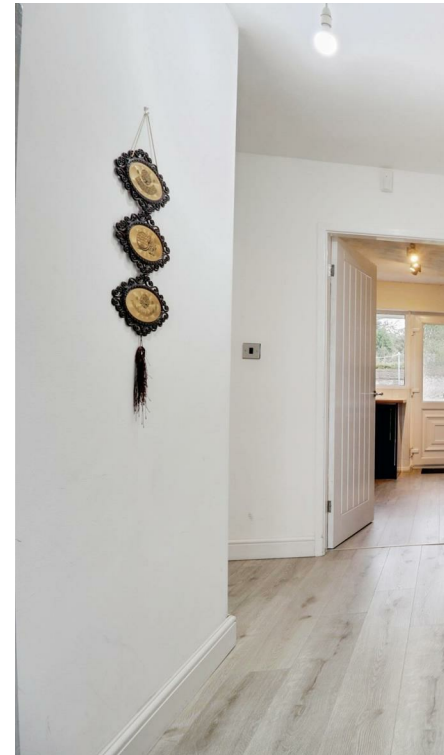
## Landing

Fitted carpet, ceiling light point, loft access, storage cupboard.

## Bedroom One

10'10" x 10'6"

Maximum measurements - Laminate flooring, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.



### Bedroom Two

10'9" x 8'7"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### Bedroom Three

9'2" x 7'6"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

### Bathroom

6'4" x 5'11"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, pedestal wash basin, bath with overhead shower.

### Outside

To the front of the property is a full-width driveway (part paved, part gravel) providing ample off-road parking for multiple vehicles, whilst the rear garden features lawned, decked and gravel patio areas with a useful storage shed, offering an excellent degree of privacy.

### Council Tax Band

The council tax band for this property is C.

### 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

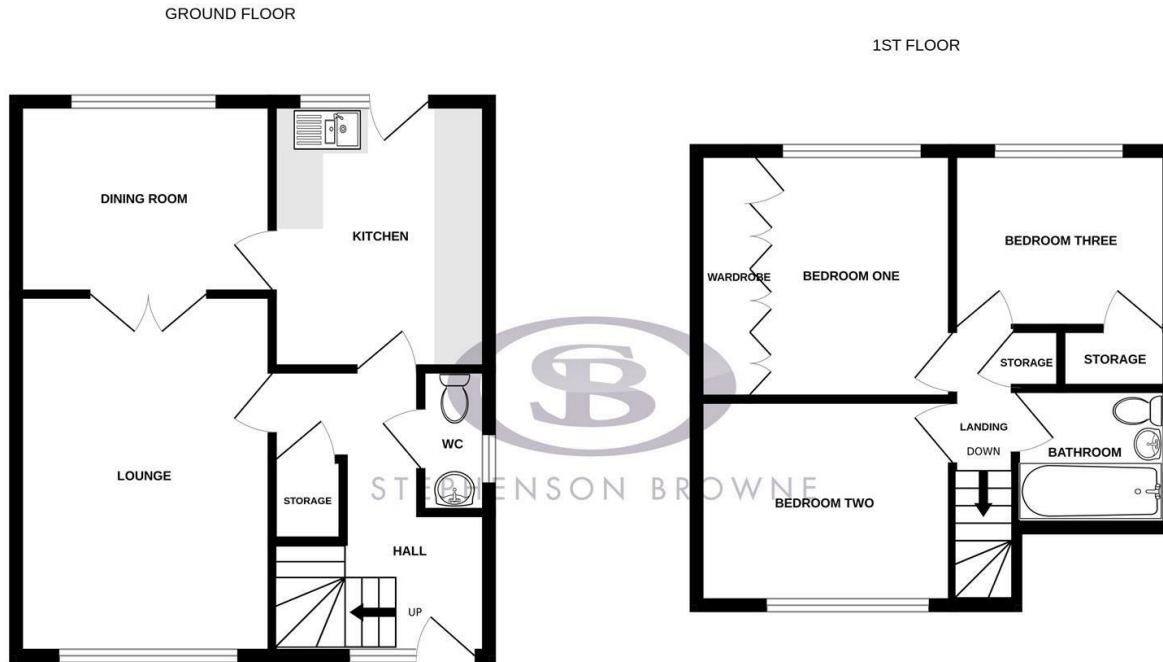
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### Alsager AML Disclosure

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



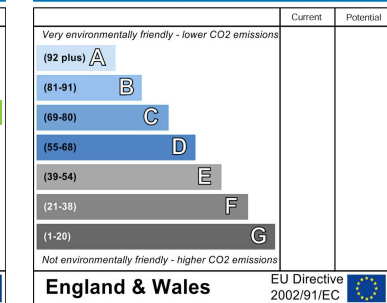
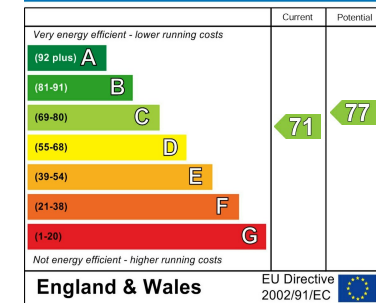
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)