



**57 Liverpool Road East, Church Lawton, Stoke-on-Trent ST7
3AD**

Price guide £275,000



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

Set within the sought-after village of Church Lawton, this exceptional brand-new semi-detached bungalow offers the perfect blend of contemporary style, comfort, and convenience. Situated within an exclusive development of just four comparable properties, this beautifully crafted home has been built by a respected private developer and is now fully completed and ready to move straight into with no upper chain. Ideal for downsizers, professionals, retirees, or first-time buyers alike, the property has been thoughtfully designed to provide stylish, low-maintenance living with high-quality finishes throughout and energy-efficient features for economical day-to-day running costs.

Step inside via the welcoming entrance hall into a stunning open-plan living space, perfectly suited for both relaxing and entertaining. The stylish fitted kitchen features a central island and integrated appliances, seamlessly flowing into the bright and airy living area. There are two well-proportioned bedrooms along with a sleek contemporary shower room finished to an excellent standard.

Externally, the property continues to impress. To the front there is ample off-road parking together with allocated visitor parking. To the rear, extensive paved patio areas and beautifully tiered landscaped gardens enjoy attractive views over green fields and greenery beyond, creating a peaceful outdoor setting.

Located within the highly desirable village of Church Lawton, on the edge of Stoke-on-Trent and close to Kidsgrove, the area offers a superb balance of village charm and everyday convenience. Residents benefit from excellent local amenities, nearby shops, popular pubs, and easy access to neighbouring towns including Congleton, Newcastle-under-Lyme, and Stoke-on-Trent. The nearby M6 motorway and Kidsgrove railway station also provide excellent commuter connections.

Stylish, energy-efficient, and ready to move straight into, this is a fantastic opportunity to secure a quality new bungalow.



The Accommodation Comprises

Entrance Hall

10'6" x 3'11" (3.20m x 1.19m)

A stylish composite front entrance door opens into a welcoming entrance hall, beautifully finished with luxury wood-effect flooring, setting the tone for the quality and style found throughout the home.

Open Plan Kitchen/Dining Area

16'7" x 18'10" (max) (5.05m x 5.74m (max))

The kitchen offers a stunning contemporary handleless charcoal fitted suite, beautifully complemented by marble-effect work surfaces. Thoughtfully designed for both style and practicality, the kitchen incorporates a range of integrated appliances including two built-in high-level electric ovens, an induction hob with extractor hood over, and an inset sink unit with hot tap and matching splashback. A central island provides additional preparation and seating space together with a built-in wine cooler, creating the perfect focal point for modern living and entertaining.

A separate cupboard houses the newly installed Vaillant air source heat pump central heating system. Patio doors open directly onto the rear gardens, allowing plenty of natural light to flood the space while seamlessly connecting indoor and outdoor living.

Lounge Area

13'11" x 10'7" (4.24m x 3.23m)

The lounge area enjoys an attractive large front facing window providing plenty of natural light, together with ample space for seating and television furniture, creating a comfortable and inviting living space.

Master Bedroom

11'8" x 10'7" (3.56m x 3.23m)

A beautifully appointed and generously proportioned principal bedroom, enhanced by a striking large bay window which floods the room with natural light and creates an elegant feature focal point. Offering ample space for a double bed and accompanying furniture, together with stylish bedside lighting to either side, this inviting room provides the perfect blend of comfort and sophistication for relaxed modern living.

Bedroom Two

10'11" x 8'10" (3.33m x 2.69m)

Bedroom two is a generously sized and beautifully presented double bedroom, enjoying a pleasant rear-facing aspect overlooking the landscaped gardens. Enhanced by stylish wall lighting, this versatile room offers an ideal guest bedroom, dressing room, or additional living space, all while providing a peaceful and relaxing atmosphere.

Shower Room

6'3" x 6'8" (1.91m x 2.03m)

Beautifully designed with a luxurious contemporary finish, featuring a spacious walk-in double shower cubicle with sleek glass shower screen. Fully tiled with attractive modern wall and floor tiling, the room is fitted with both an overhead rainfall-style shower and separate handheld shower attachment for added convenience. Complemented by a stylish wash hand basin, low flush WC, privacy side window, and tasteful ornamental shelving, this elegant space perfectly combines practicality with modern sophistication.

Outside

Externally, the property is approached via a private turning into this exclusive development, where ample parking is provided to the front elevation. Individual parking spaces have been thoughtfully designed with gravelled driveways, complemented by block-paved edging and decorative slate borders, creating an attractive and contemporary first impression.

The bungalow benefits from porcelain paved pathways to the front which continue seamlessly along the side elevation, beautifully finished with decorative white stone borders adding a clean and modern touch throughout.

To the rear, paved patio areas extend directly from the property, perfectly positioned to enjoy outdoor seating and entertaining, with patio doors providing direct access into the kitchen and living space. Wooden steps lead up to the impressive tiered lawned gardens, arranged across two levels and occupying a generous plot. The gardens enjoy an attractive open outlook over greenery beyond, offering a peaceful and private outdoor setting ideal for relaxing and enjoying the surroundings.

Services

The property benefits from a modern and energy-efficient Vaillant air source heat pump central heating system together with UPVC double glazing throughout, helping to provide economical running costs, excellent insulation, and comfortable year-round living.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

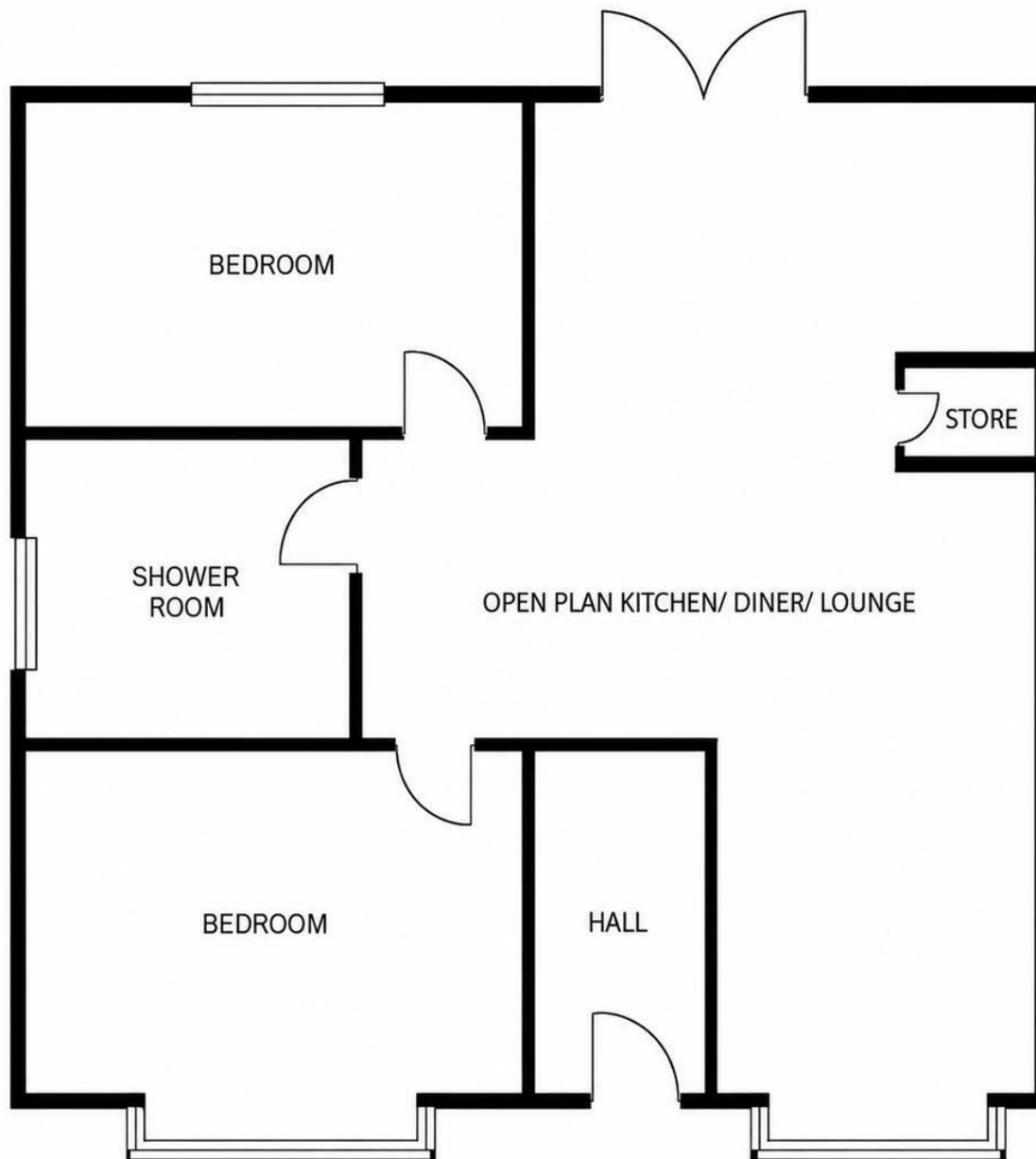
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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

