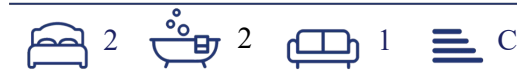




STEPHENSON BROWNE

Barwood Avenue, Church Lawton

ST7 3EN



£270,000



DESCRIPTION

A great example of a two bedroom semi detached dormer bungalow, occupying a prime position within the popular area of Church Lawton. The home has been much-loved, benefitting from well proportioned living and bedroom space throughout, and is positioned on a generous corner plot, making it an ideal place to relax and enjoy the best of the summer weather.

The entrance hallway gives access to the ground floor rooms and stairs to the first floor, a through lounge diner running the length of the property, a spacious kitchen breakfast room with a range of integrated appliances and giving access to the conservatory, enjoying views over the mature garden. A modern shower room completes the ground floor accommodation.

To the first floor, the principal bedroom is a great size and boasts a range of fitted bedroom furniture with dual aspect windows to the front and rear enjoying views over fields and Mow Cop Castle in the distance, a second single bedroom having fitted wardrobe and a spacious four piece bathroom suite.

Ample off-road parking is provided by block paved driveway with space for multiple vehicles, with the addition of a converted garage used as a garden room, whilst the gorgeous rear garden offers an excellent degree of privacy and features patio and lawned areas with mature border shrubs, ideal for enjoying the best of the summer sun.

Situated on Barwood Avenue in Church Lawton, the property is close to several canal and countryside walks, with commuting links such as the M6, A500 and A34 also within easy reach, as well as several regular bus routes. Church Lawton School is within walking distance, whilst the wealth of



amenities within Alsager town centre are also within close access.

Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

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

Shower Room

6'6" x 5'6"
Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a corner shower cubicle with shower over.

Lounge

18'7" x 10'10"
Multi fuel burner having tiled hearth and porcelain mantle. Single panel radiator. Double glazed sliding door into:-

Conservatory

9'7" x 16'8" max
Dwarf wall conservatory having double glazed windows all round. Double glazed door opening to the rear garden.

Kitchen Breakfast Room

24'0" x 9'3"
Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated Zanussi double oven and gas hob with extractor canopy over. Integrated washing machine, Bosch dishwasher and fridge freezer. Wall mounted gas central heating boiler. Single panel radiator. Double glazed windows to the front, rear and side elevations. Wall mounted Worcester Bosch gas central heating boiler.

First Floor Landing

Doors to all rooms.

Principal Bedroom

20'4" x 10'2"
Double glazed windows to the front and rear elevation. Single panel radiator. Fitted bedroom furniture including wardrobes having hanging rails and dressing table with drawers. Storage cupboard having shelving.

Bedroom Two

6'6" x 11'3"
Double panel radiator. Double glazed window to the front elevation. Fitted wardrobe having hanging rail and shelving.

Family Bathroom

8'8" x 9'2"
Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, a corner bath with mixer tap and a corner shower cubicle with rainfall shower over. Heated towel rail. Double glazed window to the rear elevation.



Externally

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles. Borders housing a variety of trees, shrubs and plants. The rear garden is mainly laid to lawn with block paved patio areas providing ample space for garden furniture and outside entertaining. Borders housing a variety of trees, shrubs and plants. Outside tap. Fenced boundaries. Outside sauna.

Garden Room

15'1" x 7'11"

Composite door having double glazed inset. Double glazed windows to the side and rear elevation. Storage cupboards and drawers with work surface over and having integrated fridge. Electric heater. Power and lighting.

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 C.

Freehold Tenure

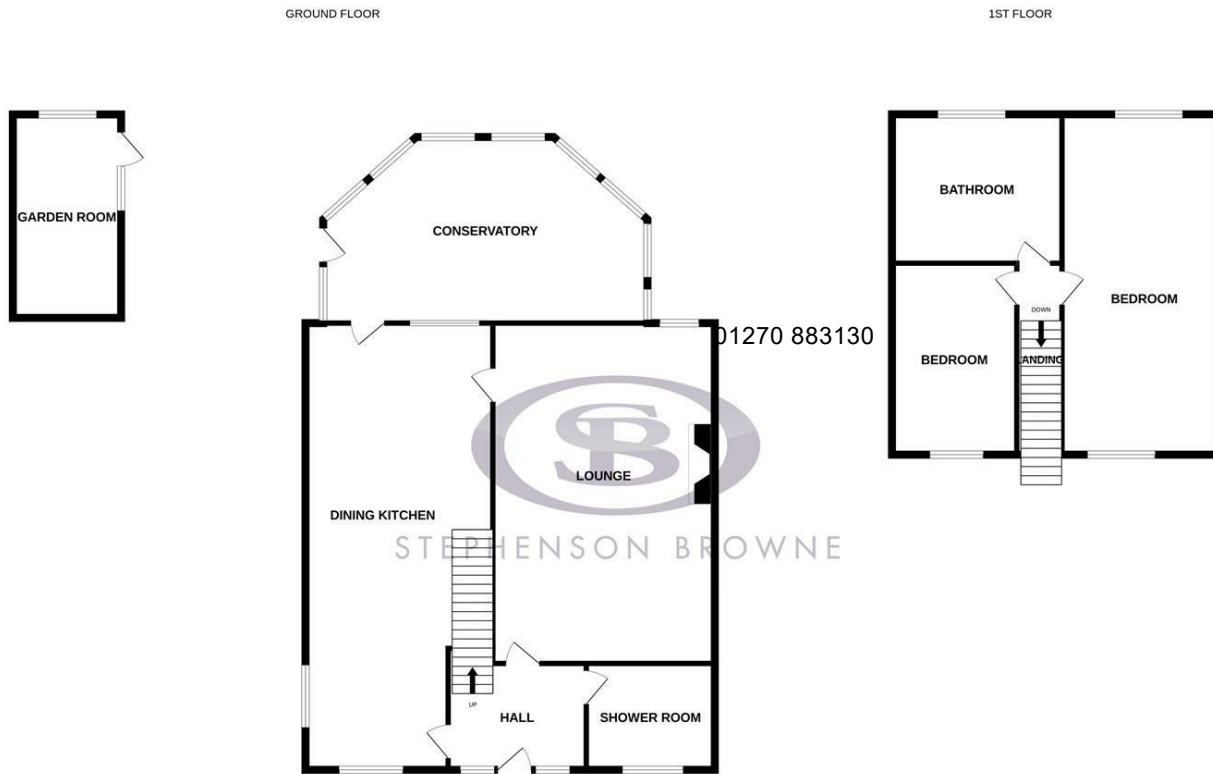
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floorplans



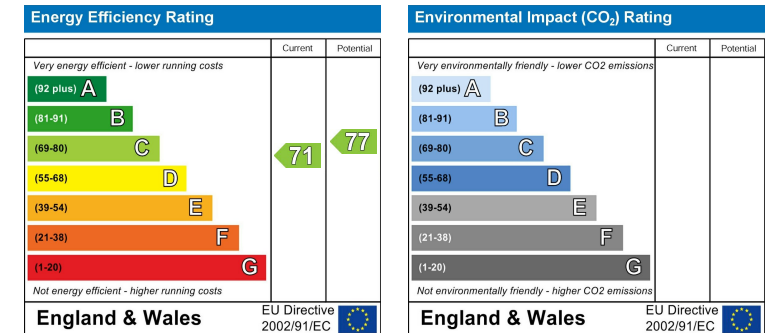
TOTAL FLOOR AREA: 1044sq.ft. (97.0 sq.m.) approx.

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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