



STEPHENSON BROWNE

**Meadow Way, Church
Lawton**
ST7 3EW



£325,000

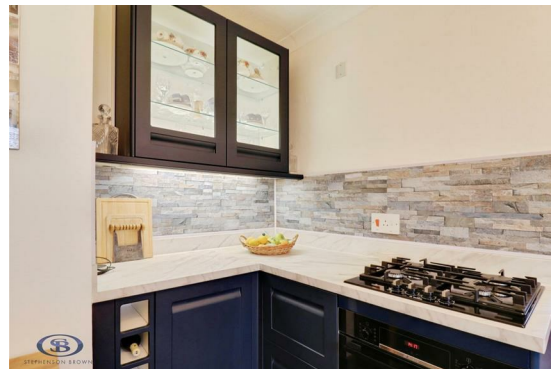
DESCRIPTION

It is with great pride that Stephenson Browne offer for sale this wonderfully presented dormer bungalow on Meadow Way, Church Lawton. A credit to our vendors, the property is ready to move into and available with no onward chain, could this house be your next home?

The ground floor is comprised of a light and airy living room, separate dining room and conservatory, allowing plenty of space for all of the family to wind down. The kitchen has been recently fitted, enjoying a modern finish. Additionally, it benefits from both a separate laundry and utility room - how convenient! The family bathroom services the home and is located off the hallway on the ground floor.

Upstairs, you'll find three well proportioned bedrooms. Bedroom one is a large double, with plenty of space for a bed and all of the trimmings. Bedroom two, another comfortable double benefits from fitted wardrobes. Bedroom three is a single room which could also double up as a home office. The landing also features fitted cupboards allowing for plenty of storage space.

One of the highlights of this fabulous home is the rear garden, a private, low maintenance oasis with something for everyone, including an array of fruit trees, artificial lawn, a



summer house and decking with a seating area. To the front of the property, there is ample driveway parking for several vehicles.

This property is not to be missed - call us today for more information.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

10'2" x 5'10"

Radiator, fireplace. Double glazed window overlooking front of the property.

Dining Room

10'5" x 8'10"

French Doors leading to conservatory.

Kitchen

10'5" x 10'9" (longest point) reducing to 8'10"

Variety of wall and base units. Marble effect work surfaces. Integral oven with four ring gas hob. Matte effect sink and draining board with mixer tap. Double glazed window overlooking decking & rear garden.

Laundry Room

8'10" x 5'6"

Double glazed window. Back door leading on to decking & rear garden. Plumbing for washing machine. Boiler.

Utility Room

8'6" x 10'9"

Double glazed window. Low level work surfaces.

Conservatory

12'9" x 8'2"

Double glazed windows. Glass sliding doors leading to rear garden. Tall ladder style radiator.

Bathroom

4'3" x 8'2"

Low level W.C. with wash hand basin. Shower with large tray.

Stairs to First Floor

Landing

Built in storage cupboards.

Bedroom One

10'5" x 12'9"

Double glazed window. Radiator.

Bedroom Two

9'6" x 10'9"

Fitted wardrobes. Double glazed window. Radiator.



Bedroom Three

7'10" x 7'2"

Double glazed window. Radiator.

Externally

Low maintenance rear garden with artificial lawn and decking. Wide variety of fruit trees. Summer house with room for seating, shed providing great outside storage space. To the front, there is driveway parking for several vehicles in addition to access to the garage, part of which has been converted to create the utility room.

Council Tax Band

The council tax band for this property is C.

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.

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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Viewing

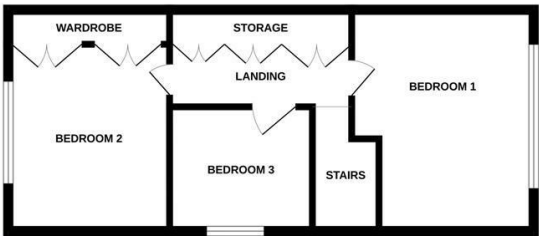
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

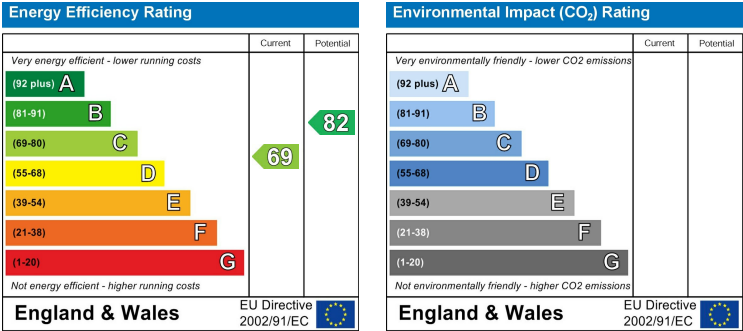


TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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