



STEPHENSON BROWNE

Congleton Road North, Church Lawton

ST7 3AZ



£425,000

DESCRIPTION

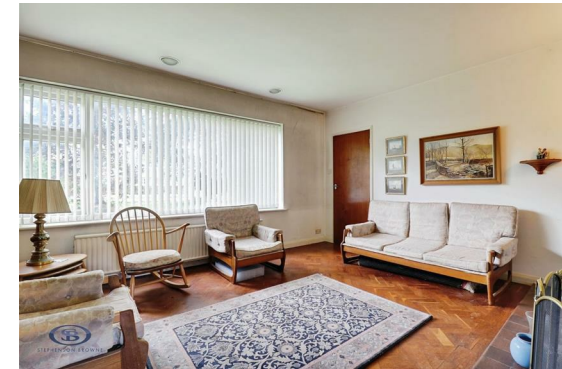
CHAIN FREE SIZEABLE DETACHED FAMILY RESIDENCE WITH HEAPS OF POTENTIAL READY TO BECOME YOUR FAMILY HOME FOR YEARS TO COME.

Stephenson Browne are thrilled to offer for sale this vast family home on Congleton Road North. Offered for sale with no chain, this is a home that has potential and character in abundance, an early inspection is highly advised to truly appreciate what is on offer here.

Fabulously proportioned throughout, our subject home features 2 large reception rooms, both are exceptionally versatile lending themselves to a number of uses, currently set up as a living room and dining room, the possibilities are endless. The kitchen is adjacent to what is now the dining room, overlooking the rear garden. Subject to the relevant planning permissions, there is scope to create a stunning kitchen diner space. Off the kitchen there is a downstairs W.C. and access to the double garage.

The first floor, there are four bedrooms, all great sizes in their own right. The family bathroom features a bath and separate shower. There are also a number of invaluable storage cupboards accessed off the landing.

The property sits within sizeable grounds, with gardens at the front and rear, in addition to space at the sides. The rear garden enjoys a mixture of mature bushes and trees, there is plenty of scope to create your perfect outdoor haven Call now to book your viewing!





ROOM DESCRIPTIONS

Entrance Hall

Parquet flooring. Single panel radiator. Under stairs cupboard.

Living Room

13'10" x 12'11"

Parquet flooring. Brick fireplace. Double glazed window overlooking front elevation. Single panel radiator.

Dining Room

17'0" x 11'5"

Parquet flooring. Large double glazed window overlooking rear elevation. Single panel radiator. Door leading to rear garden.

Kitchen

11'7" x 8'9"

Variety of wall and base units. Double glazed window overlooking rear elevation. Access to ground floor W.C. and double garages off.

Ground Floor W.C.

5'6" x 4'11"

Low level W.C. and wash hand basin. Double glazed modesty glass window overlooking rear elevation.

Bedroom One

12'11" x 11'10"

Single panel radiator. Double glazed window overlooking front elevation. Integral storage cupboards.

Bedroom Two

11'10" x 11'7"

Double glazed window overlooking rear elevation. Single panel radiator.

Bedroom Three

13'4" x 9'6"

Dual aspect double glazed windows overlooking front and side elevation. Single panel radiator.

Bedroom Four

10'0" x 8'7"

Double glazed window overlooking front elevation. Single panel radiator.



Bathroom

8'7" x 5'5"

Shower with walk in cubicle. Separate bath. Low level W.C. and wash hand basin. Modesty glass double glazed window.

Garage One

18'6" x 9'7"

Garage Two

24'6" x 9'1"

Externally

Ample off-road parking in addition to double garage. Private rear garden space with mature bushes and trees. Small pond.

Council Tax Band

The council tax band for this property is E.

Freehold Tenure

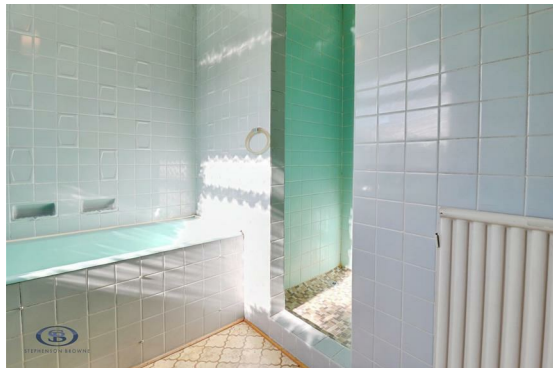
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Alsager AML Disclosure

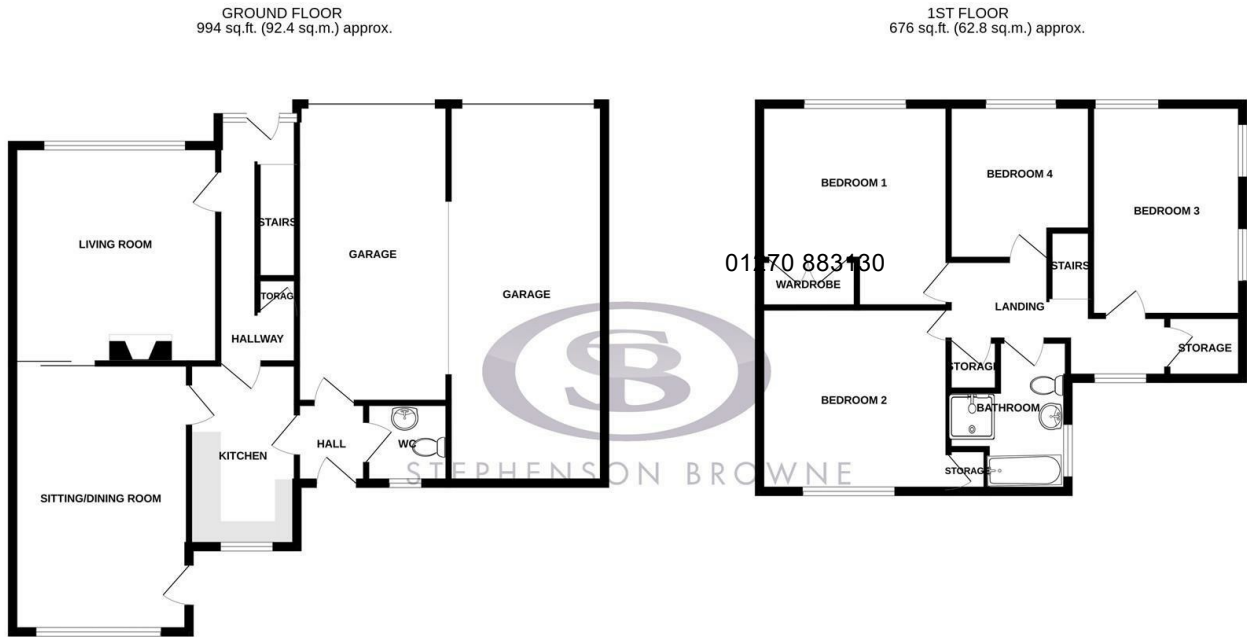
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Floorplans

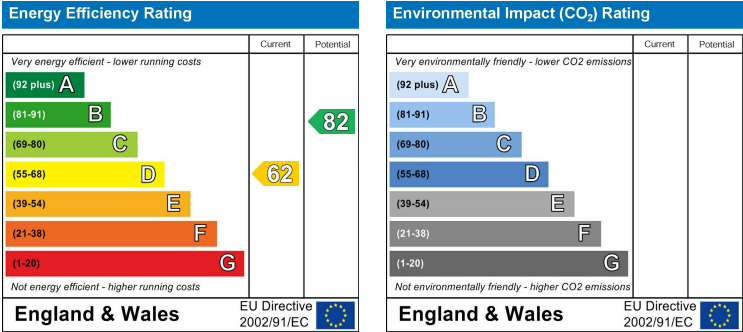


TOTAL FLOOR AREA : 1670 sq.ft. (155.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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