



## 51 Liverpool Road West, Church Lawton

£650,000 Freehold

No onward chain! • Beautiful grounds with mature gardens which back onto working Cheshire Farmland • Approached via twin electric gates and substantial block-paved driveway • Contemporary kitchen with wood block preparation surfaces, separate utility & ground floor cloakroom • High specification throughout • Period style features and beautiful decor throughout • Three generous & well balanced bedrooms on the first floor • Generous garden room/conservatory overlooking the gardens • Refitted family bathroom with walk-in showers and wet-room style frameless shower enclosure • Popular thoroughfare in Church Lawton, close to the village of Alsager





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## Accommodation

### Entrance Hall

14' 4" x 11' 10" (4.37m x 3.60m)

### Lounge

14' 10" x 11' 6" (4.51m x 3.51m)

### Dining Room

14' 6" x 11' 7" (4.42m x 3.53m)

### Breakfast Kitchen/Family Room

20' 0" x 18' 0" (6.09m x 5.49m)

### Conservatory/Garden Room

20' 4" x 11' 10" (6.21m x 3.61m)

### Utility

10' 5" x 8' 11" (3.17m x 2.73m)

### WC

6' 1" x 2' 9" (1.86m x 0.84m)

### Garage/Workshop

27' 6" x 9' 4" (8.38m x 2.84m)

### First Floor Landing

11' 9" x 16' 1" (3.58m x 4.89m)

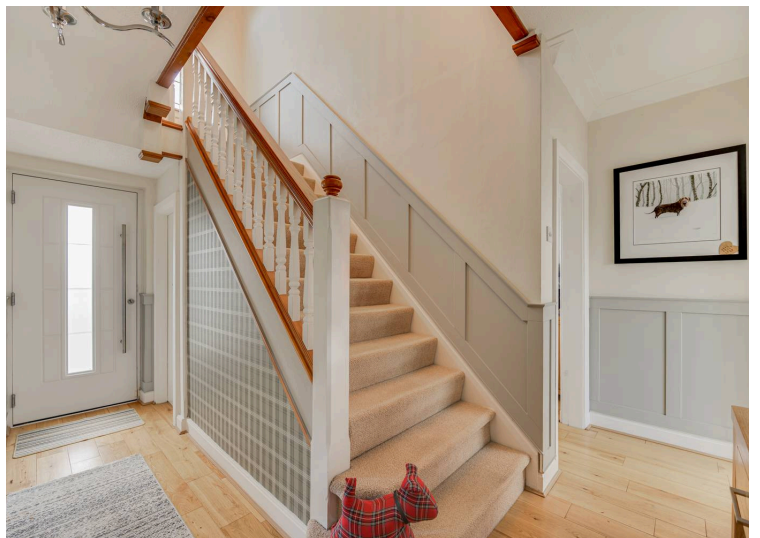
### Bedroom One

14' 6" x 11' 8" (4.42m x 3.55m)

### Bedroom Two

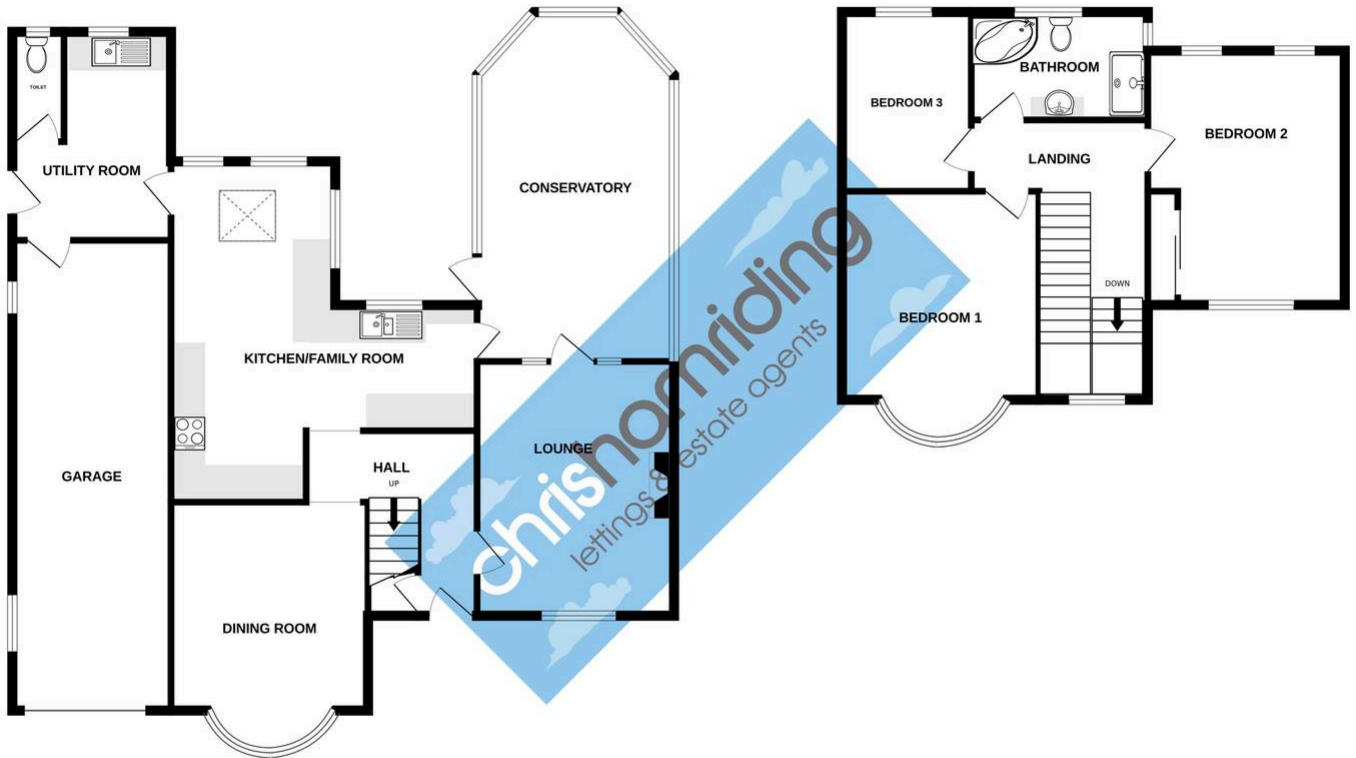
14' 10" x 11' 5" (4.53m x 3.48m)





GROUND FLOOR

1ST FLOOR



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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