



STEPHENSON BROWNE

Dairylands Road, Church Lawton

ST7 3EU



Auction Guide £410,000

DESCRIPTION

SUBSTANTIAL FAMILY HOME WITH EXCEPTIONAL POTENTIAL! Occupying a generous plot just off Liverpool Road West, this impressive four bedroom detached residence presents a fantastic opportunity to create a truly outstanding family home.

For sale by Modern Method of Auction - Starting Bid £410,000 plus Reservation Fee.

Offering extensive scope for modernisation and personalisation, the property is nestled within the highly sought after village of Church Lawton. Conveniently positioned for commuters, it enjoys easy access to the A34, A500 and M6, while the amenities of Alsager and Kidsgrove are only a short distance away. A selection of well-regarded schools, together with Alsager and Kidsgrove railway stations, are also within close reach.

The spacious accommodation begins with a welcoming entrance hall providing access to all principal ground floor rooms. There are three versatile reception rooms comprising a lounge, study and dining room, which leads through to the breakfast kitchen. Further benefits include excellent storage throughout, a downstairs WC, utility room, and a bright sun room featuring two sets of patio doors opening onto the rear



garden.

To the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom enjoys extensive fitted wardrobes and a four-piece en-suite bathroom, whilst a separate shower room serves the remaining bedrooms.

Externally, a substantial driveway provides ample off-road parking and leads to the integral double-length garage, ideal for additional parking, storage or workshop space. The front and rear gardens offer an abundance of outdoor space, complemented by a patio area perfectly suited to dining and entertaining. A useful outbuilding further enhances the property's appeal and could be utilised as a home office, garden room, hobby space or gym.

A rare opportunity to acquire a sizeable family home in a desirable location with tremendous potential.



ROOM DESCRIPTIONS

Entrance Hall

Composite entrance door having double glazed frosted insets with double glazed frosted windows to either side. Two single panel radiators. Doors to all rooms. Stairs to the first floor. Understairs storage cupboard. Cloakroom.

Downstairs WC

5'4" x 5'5"

Two piece suite comprising a low level WC and a pedestal wash hand basins single panel radiator. Double glazed frosted window to the side elevation.

Study

9'0" x 9'0" to cupboards

Fitted storage cupboards with shelving. Single panel radiator. Double glazed window to the rear elevation.

Lounge

14'4" x 18'9"

Double glazed bay window to the front elevation, double glazed windows to the side elevation. Single panel radiator. Inglenook fireplace. Double doors into:-

Dining Room

12'10" x 10'8"

Double glazed windows to the side and rear elevations. Single panel radiator. Opening into:-

Breakfast Kitchen

13'8" x 12'9"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Double glazed window to the rear elevation. Integrated oven and microwave. Integrated dishwasher. Double panel radiator.

Utility Room

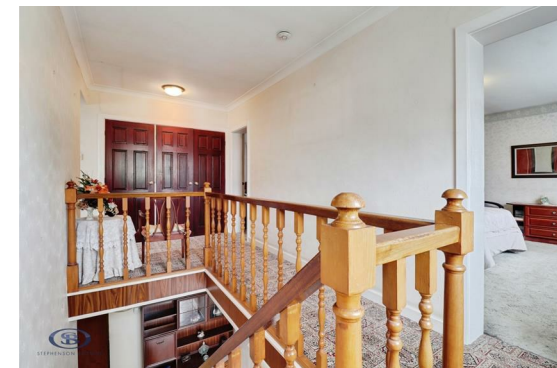
10'5" x 6'11"

Double glazed window to the rear elevation. Space and plumbing for a washing machine. Space for a tumble dryer. Door into:-

Pantry

4'5" x 5'5"

Double glazed frosted window to the side elevation. Wall mounted gas central heating boiler.



Sitting Room

15'0" x 7'4"

Two pairs of double glazed French doors opening to the rear garden. Two skylights. UPVc panelled door with double glazed insets opening to the front.

Storage Cupboard

3'6" x 8'0"

First Floor Landing

Doors to all rooms. Storage cupboards with shelving. Loft access point. Double glazed window to the front elevation.

Principal Bedroom

14'5" x 16'1" to robes

Double glazed windows to the rear and side elevations. Single panel radiator. Fitted wardrobes with hanging rails and shelving, and fitted dressing table. Door into:-

En-Suite Bathroom

10'2" x 7'7"

A four piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, a panelled bath with mixer tap and corner shower cubicle with shower over. Single panel radiator. Double glazed frosted window to the rear elevation.

Bedroom Two

13'1" x 14'4"

Fitted wardrobes with hanging rails and shelving. Double glazed windows to the front and side elevations.

Bedroom Three

10'9" x 8'11"

Double glazed window to the front elevation. Single panel radiator. Vanity unit with sink and storage below.

Bedroom Four

10'5" x 9'4"

Single panel radiator. Double glazed window to the rear elevation.

Shower Room

8'10" x 6'9"

Three piece suite comprising a low level WC, vanity wash hand basin and double shower cubicle with shower over. Single panel radiator. Double glazed frosted window to the side elevation.



Garage

30'10" x 9'11"

Up and over door to the front. Double glazed frosted window to the side. Power and lighting. Courtesy door to the rear.

Outbuilding

9'6" x 7'3"

Double glazed sliding patio doors to the front. Double glazed frosted window to the side. Skylight. Power and lighting.

Outbuilding 2

7'6" x 6'10"

Wood panelled door. Double glazed window to the front. Power and lighting.

Externally

The property is approached via a block paved driveway providing ample off road parking for numerous vehicles and leading to an attached double length garage. The mature gardens span three sides of the property with a range of trees, shrubs and plants. Walled and hedged boundaries. Outhouse.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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 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.

NB: Copyright

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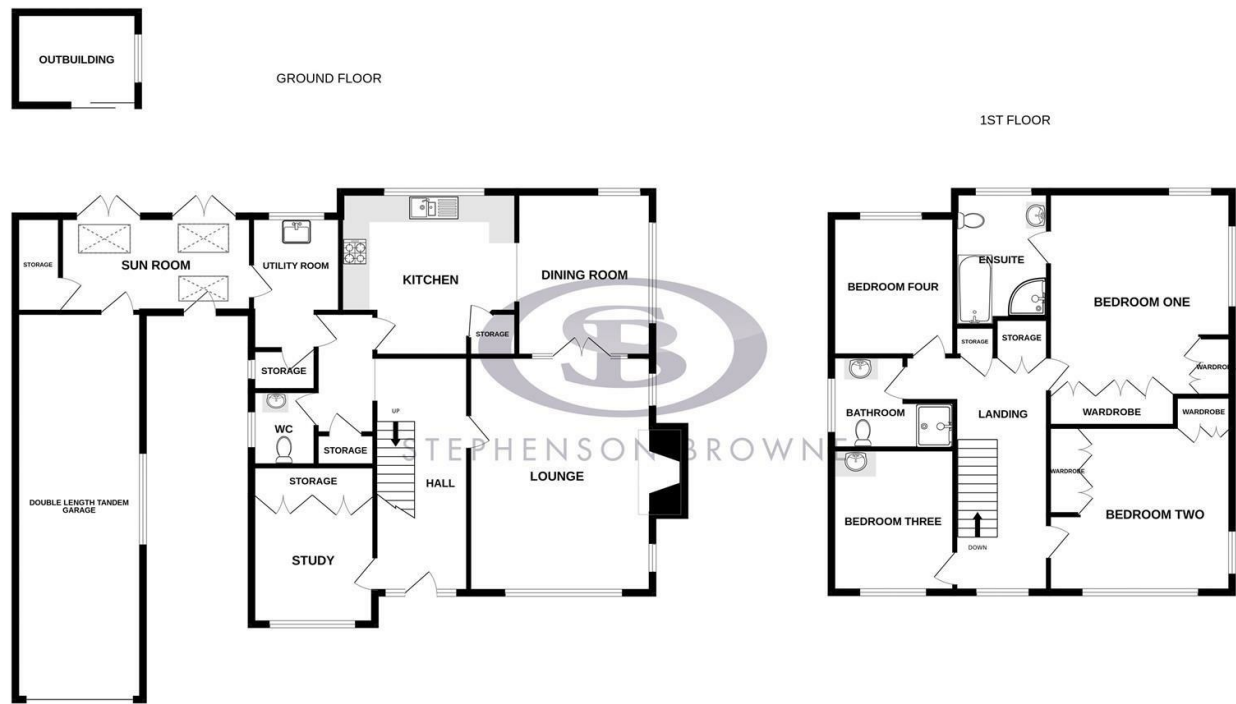


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Viewing

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

Floorplans

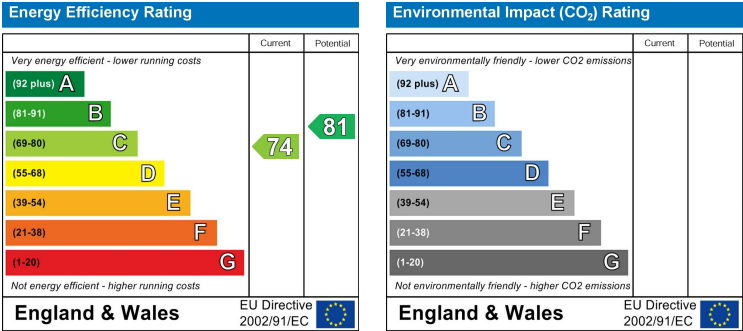


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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