STEPHENSON BROWNE

Liverpool Road West, Church Lawton

ST7 3DA

5 3 2 B

£700,000

DESCRIPTION

BRAND NEW HOME! Situated on a small development of just three individual homes, is this executive five bedroom detached residence, just off Liverpool Road West in a private and secluded position.

The property is completed to a very high specification throughout and is positioned within the sought after location of Church Lawton, ideally placed for a number of commuting links such as the A34, A500 and M6, with the wealth of amenities in Alsager and Kidsgrove also within easy reach. Several schools are nearby, whilst Alsager and Kidsgrove train stations are also within close proximity.

The properties 2648sqft of accommodation comprises: An impressive entrance hall giving access to all downstairs rooms, a spacious lounge, study and an open kitchen diner/family room creating a third reception space. The Hacker German kitchen boasts a range of high quality units and integrated appliances, giving access to a handy utility room and a downstairs WC completes the ground floor accommodation, all of which has underfloor heating. To the first floor, five double bedrooms with the principal having its own dressing room and en-suite, in addition to an en-suite from bedroom two with the four piece family bathroom

completing the first floor. In addition, the property has Triple glazed windows throughout and EV charging points, giving an excellent 'B' rated EPC.

Externally, the driveway to the front provides ample off road parking leading to the integral double garage, for either additional parking or storage. This home is not short of outside space with the landscaped front and rear gardens, and a rear patio area giving an ideal space for outdoor entertaining.

If you are looking for a new family home, with a high specification throughout, contact Stephenson Browne to arrange your viewing.

ROOM DESCRIPTIONS

Entrance Hall
Composite entrance door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms. Underfloor heating. Understairs storage cupboard.

Downstairs WC
4'6" x 4'7"
Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap. Underfloor heating.

Lounge
17'9" x 15'4" into bay
Triple glazed windows to the front and side elevations. TV aerial and ethernet points. Underfloor heating.

Study
7'6" x 12'9"
Triple glazed window to the side elevation. Underfloor heating.

Kitchen Diner/Family Room
39'11" x 12'1"
Hacker fitted kitchen comprising a range of wall, base and drawer units with Quartz work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated full height CDA fridge and freezer, Neff double oven, induction hob and extractor canopy oven and integrated CDA dishwasher. Triple glazed windows to the side rear elevations. Inset spotlighting. Underfloor heating. Bi-fold doors opening to the rear garden. TV aerial and ethernet points.

Utility Room
5'4" x 14'3"
Range of wall and base units with work surface over incorporating a stainless steel single drainer sink unit with mixer tap. Space for a tumble dryer and space and plumbing for a washing machine. UPVc panelled door having double glazed frosted insets opening to the side. Door into the double garage. Underfloor heating.

First Floor Landing
Doors to all rooms. Single panel radiator. Inset spotlighting.Triple glazed window to the front elevation. Storage cupboard housing the hot water cylinder.

Principal Bedroom
17'8" x 15'7"
Two single panel radiators. Triple glazed windows to the rear elevation. Opening into:-

Dressing Room
8'0" x 7'11"

En-Suite
7'11" x 5'8"
Partly tiled walls. 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 double shower cubicle with rainfall shower and rinser attachment. Inset spotlighting. Heated towel rail. Wall mounted mirror. Triple glazed frosted window to the side elevation.

Bedroom Two
19'2" x 11'6"
Two single panel radiators. Triple glazed windows to the side and rear elevation. Storage cupboard Door into:-

En-Suite
8'6" x 4'11"
Partly tiled walls. 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 double shower cubicle with rainfall shower and rinser attachment. Inset spotlighting. Heated towel rail. Wall mounted mirror.

Bedroom Three
18'11" x 11'8"
Triple glazed windows to the front elevation. Two single panel radiators.

Bedroom Four
15'8" into bay x 9'10"
Triple glazed windows to the front and side elevation. Single panel radiator.

Bedroom Five
15'8" x 9'10"
Triple glazed window to the rear elevation. Single panel radiator.

Family Bathroom
7'7" x 8'7" max
Partly tiled walls. Four piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap and a double shower cubicle with rainfall shower and rinser attachment. Inset spotlighting. Heated towel rail.

Externally
The property is approached via a tarmac driveway providing off road parking for numerous vehicles and leading to an integral double garage. The front garden is mainly laid to lawn with paved pathways to the front door and to an access gate to the rear garden. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced side boundaries with rear boundary marked enjoying views to the rear.

Double Garage
17'10" x 19'1"
Wall mounted gas central heating boiler. Power and lighting. Two up and over doors to the front.

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 G.

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
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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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.

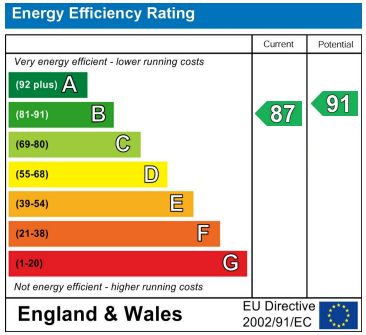
Floorplans

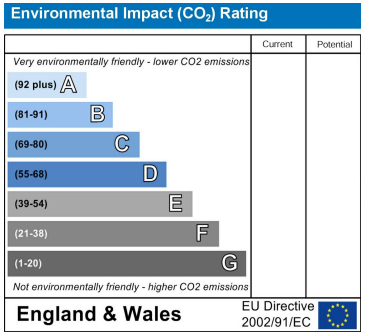
Liverpool Road West

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map

EPC Rating





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