



**96 Lawton Road**

ST7 2DB

**Auction Guide £145,000**



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STEPHENSON BROWNE





**NO CHAIN & CENTRAL LOCATION** - A well presented, **THREE BEDROOM** mid-terraced property, enjoying an elevated and convenient position in the heart of Alsager Village, within close proximity to a wide variety of shops, restaurants and day-to-day amenities. Auction starting bid £145,000 plus fees.

Internally, the well planned accommodation briefly comprises:- a spacious living room, separate formal dining room with access to the cellar, a fitted kitchen incorporating an oven, hob and extractor and a downstairs bathroom with white sanitary suite. Upstairs, there are three bedrooms, with en-suite shower facilities to the principal bedroom.

Externally, there is a pleasant, private rear garden which is easy to maintain. The property has gas central heating throughout and double glazed uPVC windows throughout.

Contact Stephenson Browne, Alsager's local market leading estate agent to book your all-important viewing!

#### **Lounge**

14'0" x 10'11" (4.272 x 3.332)

With uPVC door to front elevation, uPVC window to front elevation, fireplace, telephone point, plug sockets, ceiling light and cupboard housing meters.

#### **Dining Room**

10'11" x 11'4" (3.332 x 3.469)

With uPVC window to rear elevation, radiator, ceiling light and plug sockets.

#### **Kitchen**

8'7" x 11'4" (2.640 x 3.468)

With uPVC window to side elevation, uPVC doors to side elevation, range of wall and base units, integral fridge and freezer, integral oven, a four ring hob with extractor hood, one and a half bowl stainless steel sink, tiled flooring, part tiled walls, radiator and plug sockets.

#### **Bathroom**

5'11" x 8'1" (1.815 x 2.475)

With uPVC frosted window to side elevation, panelled bath with electric shower over, low level WC, pedestal sink, radiator, extractor, spotlights, tiled flooring and part tiled walls.

#### **First Floor Landing**

#### **Bedroom One**

11'0" x 10'9" (3.376 x 3.281)

With uPVC window to rear elevation, radiator, ceiling light and plug sockets.







#### **En-Suite**

6'4" max x 8'0" max (1.936 max x 2.451 max)

With uPVC frosted window to rear elevation, low level WC, pedestal sink, shower cubical with power shower over, radiator, spotlights, tiled walls and tiled flooring.

#### **Bedroom Two**

8'6" x 10'10" (2.600 x 3.318)

With uPVC window to front elevation, ceiling light, radiator and plug sockets.

#### **Bedroom Three**

8'9" max x 10'11" max (2.682 max x 3.338 max)

With uPVC window to front elevation, radiator, ceiling light and plug sockets.

#### **Externally**

A pleasant, easy to maintain rear yard which is enclosed, laid to artificial lawn with shale area to the rear.

#### **Council Tax Band**

The council tax band for this property is A.

#### **NB: 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**

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.

#### **NB: Copyright**

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

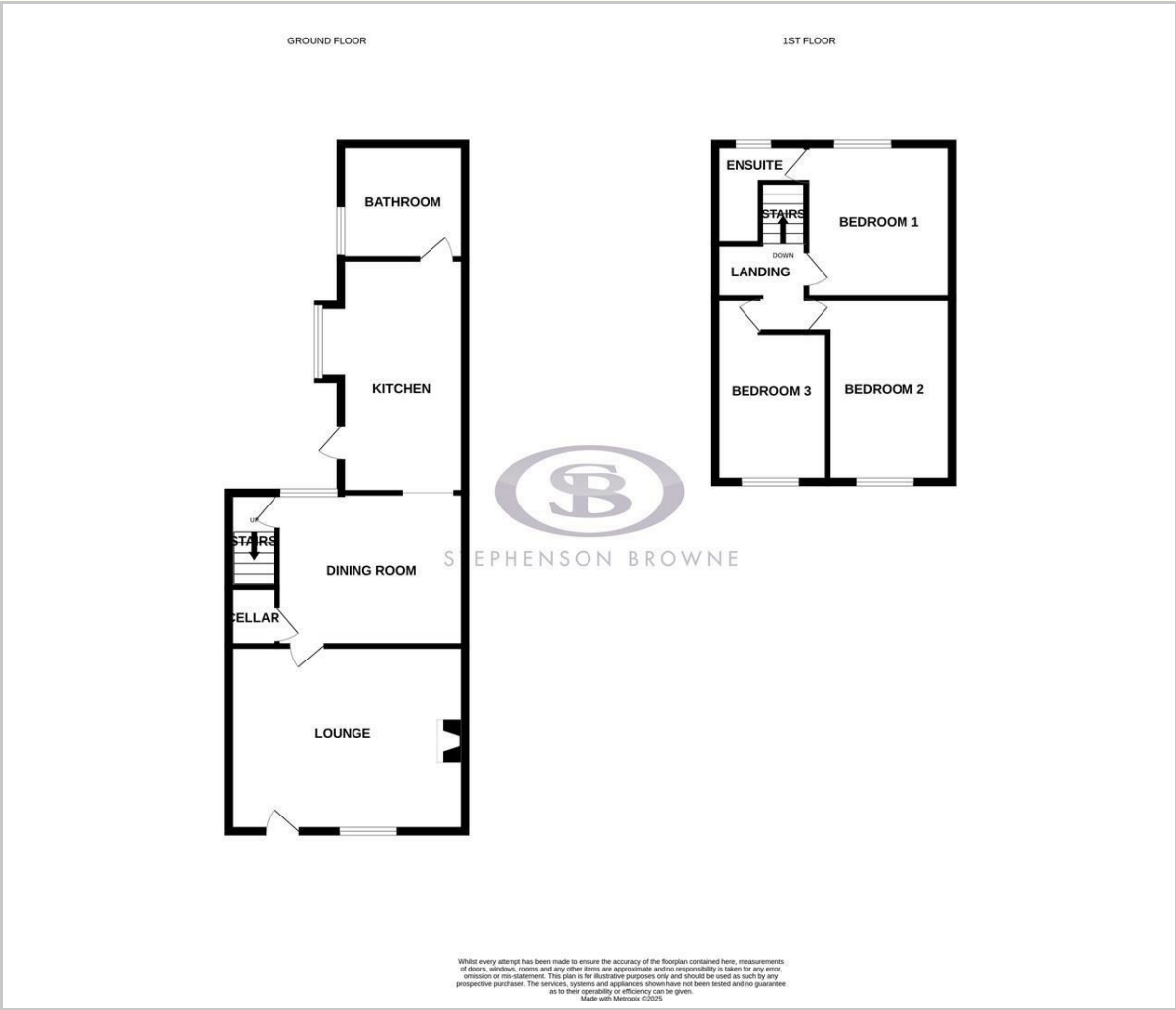
#### **NB: Estate Agency Act 1979**

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee, or relative of an employee of Stephenson Browne Ltd.





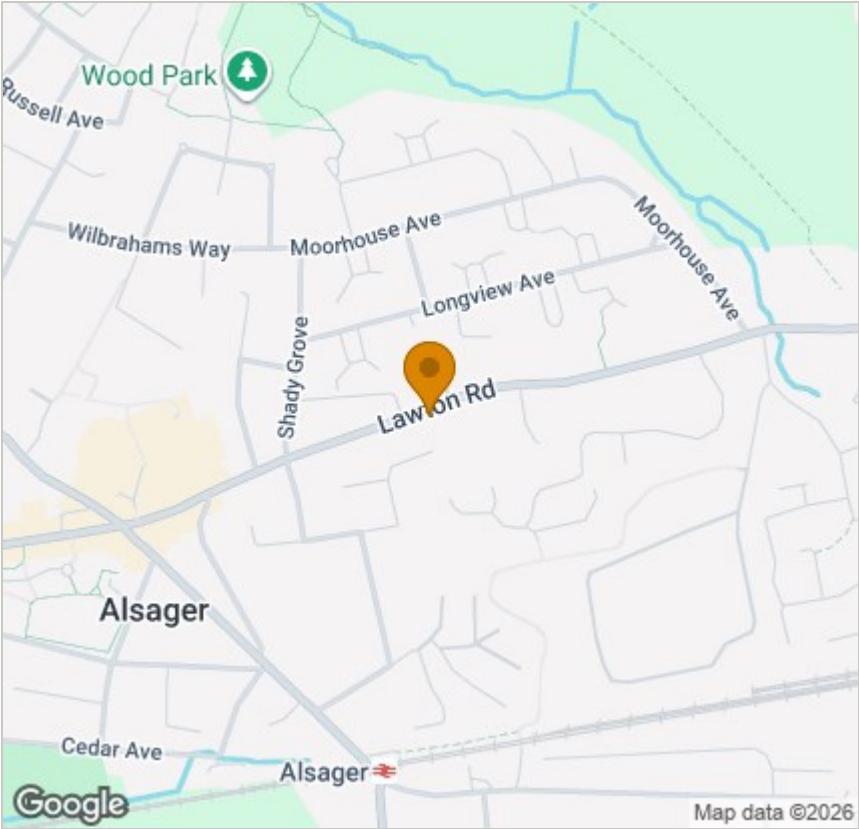
Floor Plan



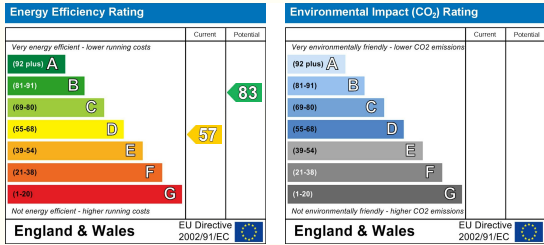
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64