



**78 Brown Avenue**  
ST7 3EP  
**£230,000**



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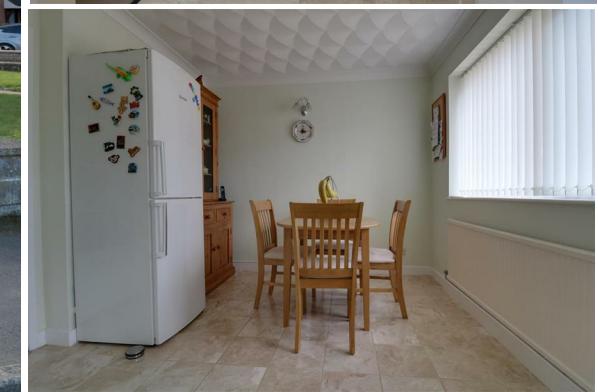


STEPHENSON BROWNE

CORNER PLOT - DETACHED GARAGE - Brown Avenue is an excellent, spacious THREE BEDROOM DORMER BUNGALOW occupying a brilliant corner plot within a popular, residential area in Church Lawton. The property enjoys a quiet location, beautifully presented throughout, within easy reach of the canal and open countryside.

In brief, the property hosts a well planned internal layout, with the hallway providing access to the lounge, an impressive space with an eye-catching feature fireplace, dining area opening to the kitchen comprising of a range of wall, base and drawer units with working surfaces over, and integral appliances. The room boasts dual aspect windows and hosts a handy recess under the stairs providing you with additional storage. Completing the ground floor aspect of this home is the bathroom, located via the hallway, enjoying a three piece suite. Upstairs is a generous principal bedroom with substantial storage, and further double bedroom and single bedroom.

The plot itself is most desirable, presenting good size gardens to the front, rear and side elevations. You are spoilt with a detached garage sat behind the property, along with a driveway and having as much space externally as this property offers, there is plenty of scope to extend the off-road parking if desired (subject to the usual permissions).



## Entrance Hall

UPVC double glazed door to the front, radiator.

## Lounge

14'11" x 10'9"

Double glazed window to the front elevation, feature electric fire, television point, telephone point, radiator.

## Dining Room

9'3" x 9'1"

Double glazed window to the rear elevation, radiator.

## Kitchen

10'11" x 8'2"

A fantastic modern kitchen with a lovely fitted range of cream wall, draw and base units incorporating heat resistant work surfaces, stainless steel sink unit, half tiled walls, double glazed door to the side elevation. Built in stainless steel oven with grill and four ring ceramic hob with extractor over. Integral fridge and freezer.

## Family Bathroom

A contemporary three piece white suite with a low level WC, large panel bath with shower head (wash hair) attachment plus shower over bath. Vanity wash hand basin. Double glazed frosted window to the side elevation, ladder style heated towel rail, part tiled walls and tiled floor.



## First Floor Landing

Access to all three bedrooms, cupboard.

## Bedroom One

12'9" x 9'8"

Double glazed window to the front elevation, radiator, fitted bedroom furniture.



## Bedroom Two

10'9" x 8'11"

Double glazed window to the rear elevation, radiator.

## Bedroom Three

9'1" x 7'1"

Double glazed window to the rear elevation, radiator, eaves storage



## Externally

The property sits on a larger than average plot with beautifully maintained gardens surrounding, being predominantly laid to lawn. The rear garden is mainly paved for ease of maintenance, providing ample space for garden furniture. To the side of the property, there is a paved driveway providing ample off road parking leading to the detached single garage.

### **Detached Garage**

16'1" x 8'0"

Electric roller door to the front. uPVC courtesy door to the side. Double glazed frosted window to the side elevation. Power and lighting.

### **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.

### **Council Tax Band**

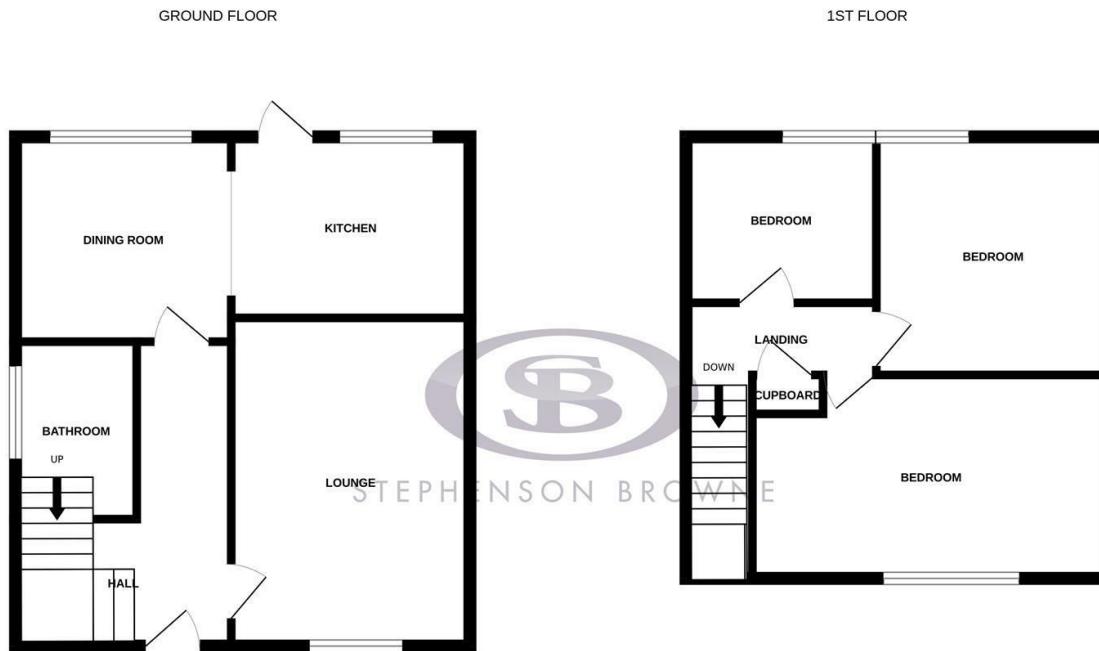
The council tax band for this property is C.

### **NB: Copyright**

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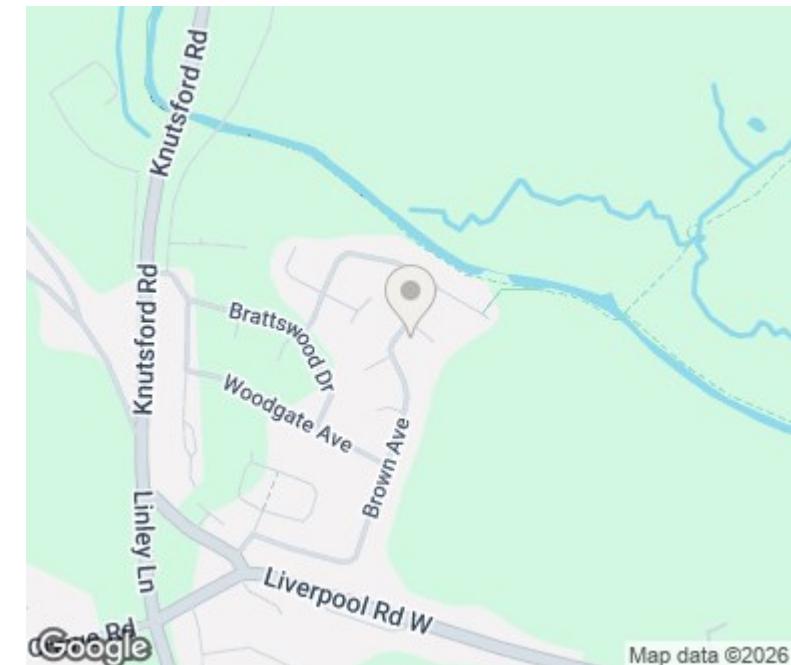


## Floor Plan



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

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

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