



**42 Woodgate Avenue**  
ST7 3EF  
**£185,000**



STEPHENSON BROWNE

Step inside this beautifully updated two-bedroom semi-detached dormer bungalow, quietly nestled in the tranquil and green surroundings of Church Lawton.

Perfect for those looking to downsize or simply enjoy a turnkey property, this home has been thoughtfully updated and offers modern comforts in a serene setting. Church Lawton, located close to the popular villages of Alsager and Rode Heath, boasts a strong sense of community and convenient access to local amenities. Whether you're a fan of countryside walks or prefer the friendly atmosphere of village life, this location offers the best of both worlds.

Inside, the home has been thoughtfully reconfigured to enhance both space and functionality. Key features include a brand new fitted kitchen, a contemporary bathroom, two spacious double bedrooms, and air conditioning units on both levels, ensuring comfort throughout the year.

In brief, the layout comprises:

A welcoming entrance hallway, leading to a spacious lounge, a contemporary shower room, and a separate utility area. At the rear, you'll find a bright and airy open-plan kitchen diner, ideal for relaxing or entertaining. Upstairs, there are two double bedrooms.

Externally, the property offers a private driveway, a single garage, and a beautifully maintained south-facing rear garden arranged over two levels—featuring a generous patio area on the lower level, ideal for outdoor dining and relaxation, and a well-kept lawn on the upper level, perfect for enjoying sunny afternoons.

This home combines comfort, style, and practicality in a sought-after village location. Early viewing is highly recommended.

#### **Entrance Hall**

UPVC double glazed front door, laminate flooring, ceiling light point.

#### **Lounge**

15'7" x 9'2" (4.77 x 2.81)

With double glazed window to the front elevation, ceiling spotlights, ladder radiator and flooring.

#### **Kitchen**

10'11" x 8'11" (3.35 x 2.72)

With double glazed window to the rear elevation and door leading to the rear garden, a range of matching wall and base units with work surfaces over, inset sink and drainer, wall mounted double oven, induction hob with extractor fan over, space for fridge freezer and dishwasher, ceiling spotlights and flooring.

#### **Dining Room**

13'11" x 9'4" (4.26 x 2.87)

With sliding patio doors leading to the rear garden, ceiling spotlights, radiator and flooring.

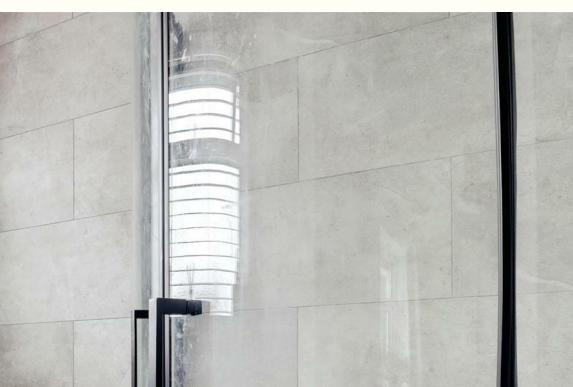
#### **Utility Room**

Space and plumbing for appliances, UPVC double glazed window, ceiling light point.

#### **Shower Room**

5'11" x 5'1" (1.81 x 1.56)

With double glazed window to the front elevation, wash hand basin, w.c., shower enclosure, chrome ladder radiator and flooring.





#### Landing

Fitted carpet, ceiling light point, storage cupboard.

#### Bedroom One

13'8" x 10'11" (4.17 x 3.35)

With double glazed window to the rear elevation, storage cupboards, ceiling spotlights, radiator and flooring.

#### Bedroom Two

13'8" x 6'7" (4.17 x 2.02)

With double glazed window to the rear elevation, ladder radiator and carpet.

#### Outside

To the front of the property is a tarmacadam and paved driveway, whilst the rear garden features lawned and patio areas with mature border shrubs.

#### Garage

A detached single garage with up and over garage door.

#### Council Tax Band

The council tax band for this property is B.

#### 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.

#### NB: Copyright

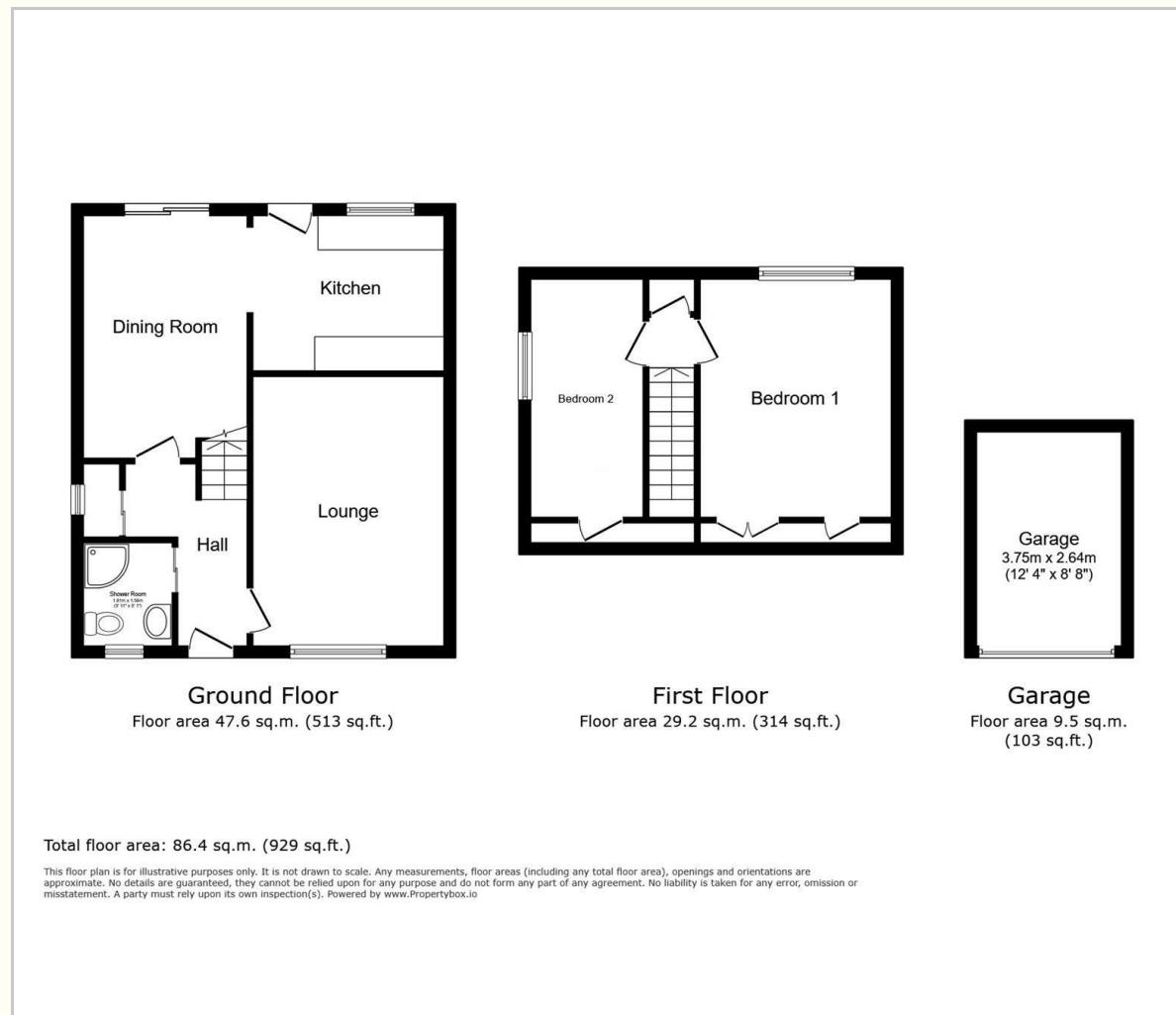
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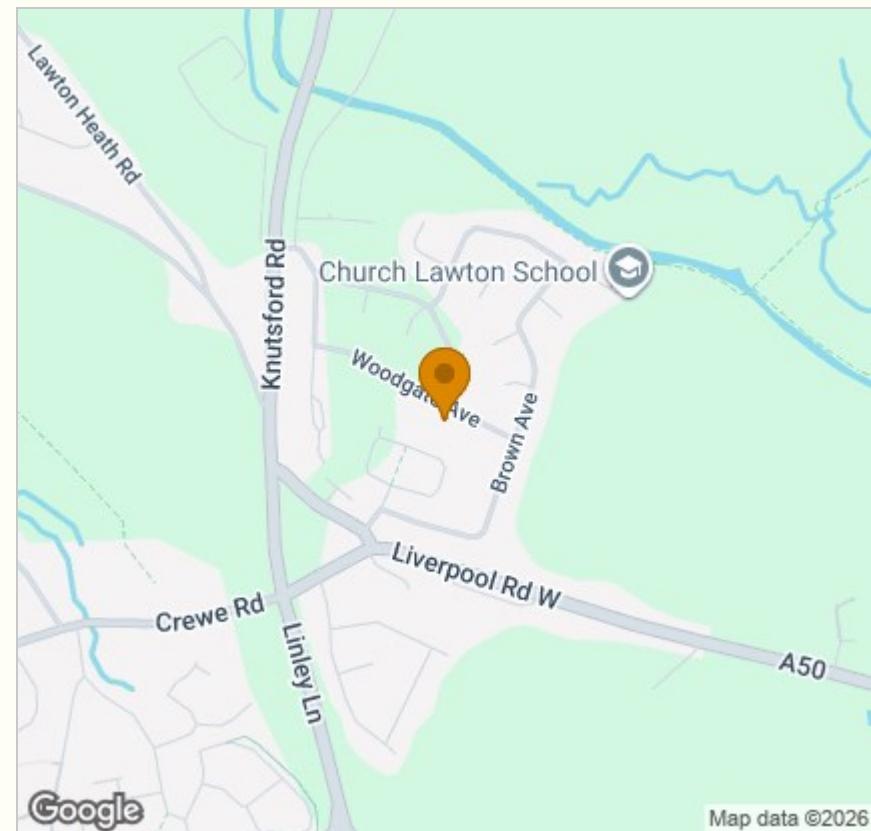
## Floor Plan



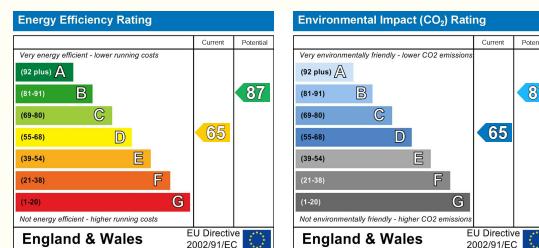
## Viewing

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



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