



**31 Brown Avenue**

ST7 3EE

**£240,000**



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STEPHENSON BROWNE

A detached two bedroom bungalow occupying a prime position within Church Lawton, offered for sale with no onward chain! Immaculately kept and a much-loved home, the bungalow benefits from a beautifully landscaped and private rear garden, which makes an ideal place to relax and enjoy the best of the summer weather.

An entrance porch leads to the dining room, which was originally bedroom two and could easily be altered to return to the original layout if desired. From here, the inner hall provides access to a spacious lounge, the kitchen, the principle bedroom and the shower room.

Ample off-road parking is provided via a brick paved driveway and an adjoining brick-built garage, whilst the gorgeous rear garden offers an excellent degree of privacy and features patio and lawned areas with mature border shrubs, ideal for enjoying the best of the summer sun.

Situated on Brown Avenue in Church Lawton, the property is close to several canal and countryside walks, with commuting links such as the M6, A500 and A34 also within easy reach, as well as several regular bus routes. Church Lawton School is within walking distance, whilst the wealth of amenities within Alsager town centre are also nearby.

A much-loved and well-cared for bungalow, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Porch**

9'6" x 2'8"

Composite front door, UPVC double glazed windows, tiled flooring.

### **Dining Room / Bedroom Two**

9'10" x 9'0"

Fitted carpet, timber framed door leading from the Porch, radiator, ceiling light point - currently used as a dining room but originally the second bedroom.

### **Lounge**

15'9" x 10'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, electric fire.

### **Inner Hall**

Laminate flooring, ceiling light point.

### **Kitchen**

9'9" x 8'0"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, radiator, integrated oven, gas hobs, cooker hood, wall and base units, Glow Worm combi boiler, stainless steel sink with drainer.

### **Principal Bedroom**

10'10" x 9'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator. A comfortable double that benefits from ample fitted wardrobes and cupboards

### **Shower Room**

5'11" x 5'5"

Tiled flooring, tiled walls, downlights, extractor fan, radiator, UPVC double glazed windows, W/C, wash basin with vanity unit, shower cubicle.

### **Outside**

To the front of the property is a brick paved driveway providing ample off-road parking, with a lawned garden and border shrubs. The rear garden offers a fantastic degree of privacy and is beautifully landscaped to include a patio area, lawn and mature border shrubs.

### **Garage**

15'5" x 8'4"

An adjoining brick-built garage with an up and over garage door, composite rear door and timber framed single glazed window, with a ceiling strip light and power sockets.

### **Council Tax Band**

The council tax band for this property is C.



**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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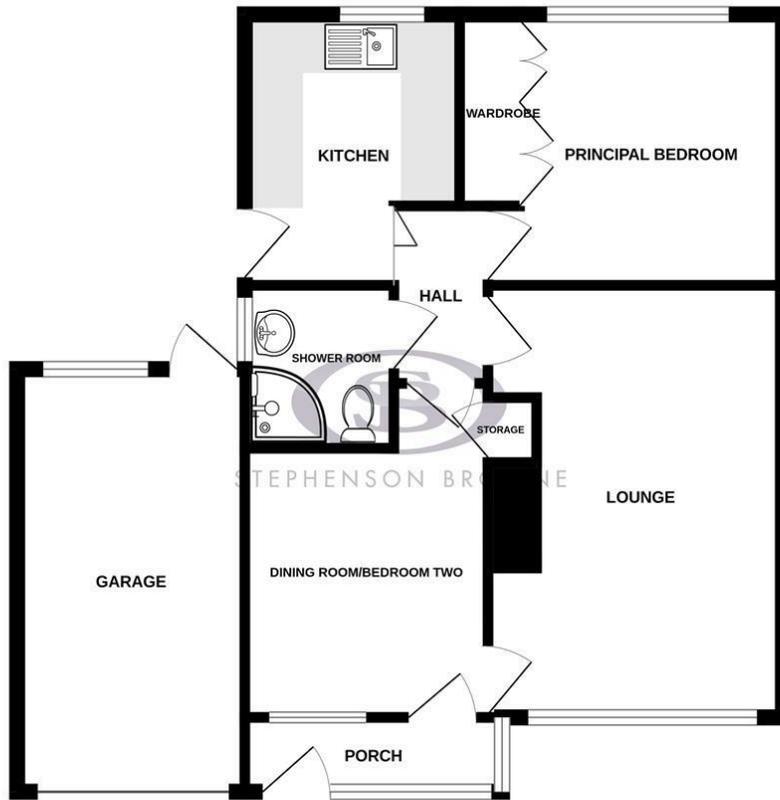
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# Floor Plan

## GROUND FLOOR



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



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