



**120 Lawton Road**  
ST7 2DE  
**£350,000**



STEPHENSON BROWNE

## SPACIOUS ACCOMMODATION

### THROUGHOUT - CENTRAL LOCATION -

Nestled in the heart of Alsager on the desirable Lawton Road, this well-presented family home offers a perfect blend of comfort and convenience. With three generously sized bedrooms and single bedroom, this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The property boasts a well-appointed bathroom, catering to the needs of a busy household. The spacious accommodation throughout the house allows for a comfortable lifestyle, with plenty of room to personalise and make your own.

One of the standout features of this home is the double garage, providing secure parking and additional storage space having access from the entrance porch, a rare find in such a central location. The property is situated close to local schools, making it an excellent choice for families with children also having easy access to local amenities and transport links, enhancing the overall appeal of this charming home. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to view this delightful home in Alsager.

To arrange your all important viewing, contact Stephenson Browne today!



### Entrance Porch

uPVC panelled door having double glazed frosted insets. Door to the integral garage. Glazed door into:-

### Entrance Hall

Single panel radiator. Stairs to the first floor. Doors to all rooms.

### Lounge

11'11" x 14'6" into bay

Single panel radiator. Double glazed walk-in bay window to the front elevation.

### Sitting Room

11'11" x 13'8"

Understairs storage cupboard. Double glazed window to the side elevation. Double glazed frosted window to the side elevation. Adam's style fireplace with living flame gas fire. Double panel radiator.

### Dining Room

17'0" x 7'7"

Single panel radiator. Double glazed sliding patio doors opening to the rear garden.

### Kitchen Breakfast Room

10'9" x 14'3"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven/grill with gas hob having extractor canopy over. Space for a dishwasher. Double panel radiator. Integrated undercounter fridge and freezer. Space for washing machine. Double glazed window to the side elevation. Door into:-

### Rear Porch

Double glazed window to the rear elevation. uPVC panelled door with double glazed insets opening to the rear garden. Door into:-

### Downstairs WC

4'2" x 6'6"

Two piece suite comprising a low level WC and a pedestal wash hand basin with splashback tiling. Single panel radiator. Double glazed frosted window to the rear elevation.

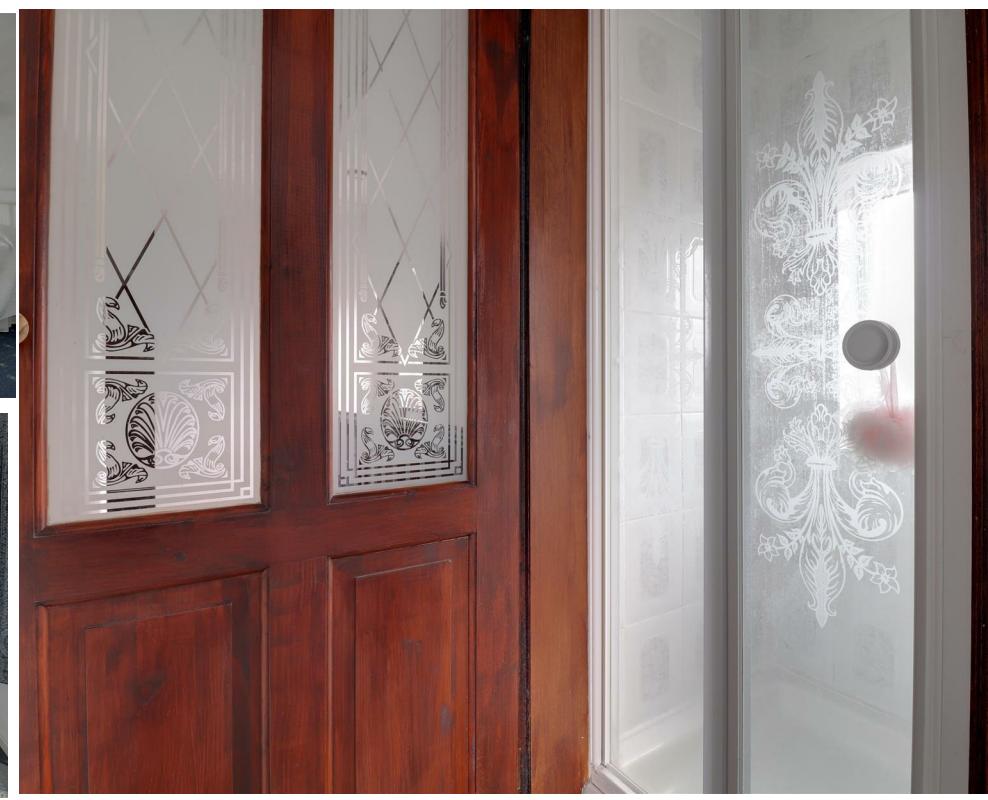
### First Floor Landing

Doors to all rooms. Double glazed window to the side elevation.

### Principal Bedroom

15'5" x 11'11"

Double glazed windows to the front and side elevations. Double panel radiator.



## **Shower Cubicle**

3'1" x 2'7"

Tiled shower cubicle with electric shower over. Double glazed frosted window to the side elevation.

## **Bedroom Two**

9'2" x 13'10"

Double panel radiator. Double glazed window to the side elevation.

## **Bedroom Three**

15'2" x 7'8"

Double glazed window to the rear elevation. Double panel radiator. Vanity wash hand basin with mixer tap, splashback tiling and storage cupboard below.

## **Bedroom Four**

4'10" x 9'3"

Double glazed window to the side elevation.

## **Family Bathroom**

7'2" x 6'0"

Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath. Half tiled walls. Double glazed frosted window to the side elevation. Double panel radiator. Storage cupboard having the hot water cylinder and shelving.

## **Double Garage**

17'2" x 21'4"

Integral door from the entrance porch. Two up and over doors to the front. Glazed windows to the side and rear elevation. Wood panelled courtesy door to the rear. Power and lighting.

## **Externally**

The front of the property is approached by a block paved driveway providing ample off road parking for numerous vehicles. Landscaped lawned areas and hedged/walled boundaries give the property a good degree of privacy from the road. Access gate to the rear garden, having paved patio area providing ample space for garden furniture. The remainder of the garden is raised and split over levels being mainly paved for ease of maintenance. Mature shrubs and trees give the rear garden a good degree of privacy.

## **NB: Tenure**

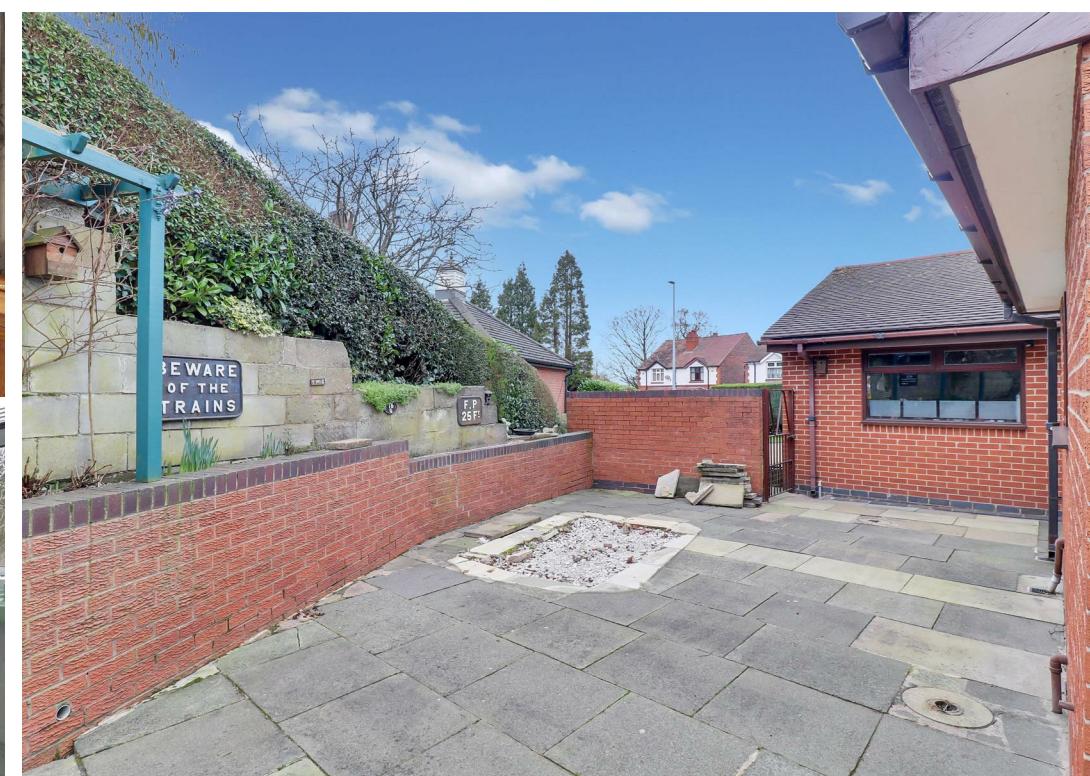
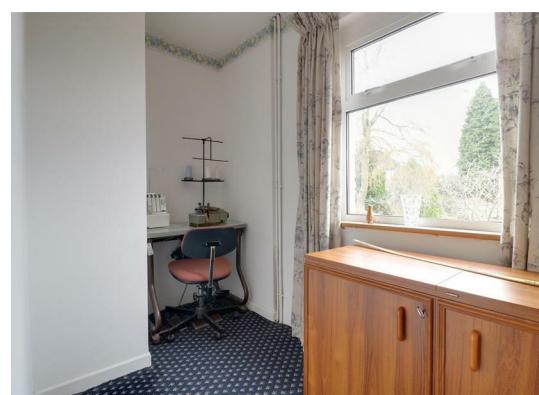
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

## **Council Tax Band**

The council tax band for this property is E.

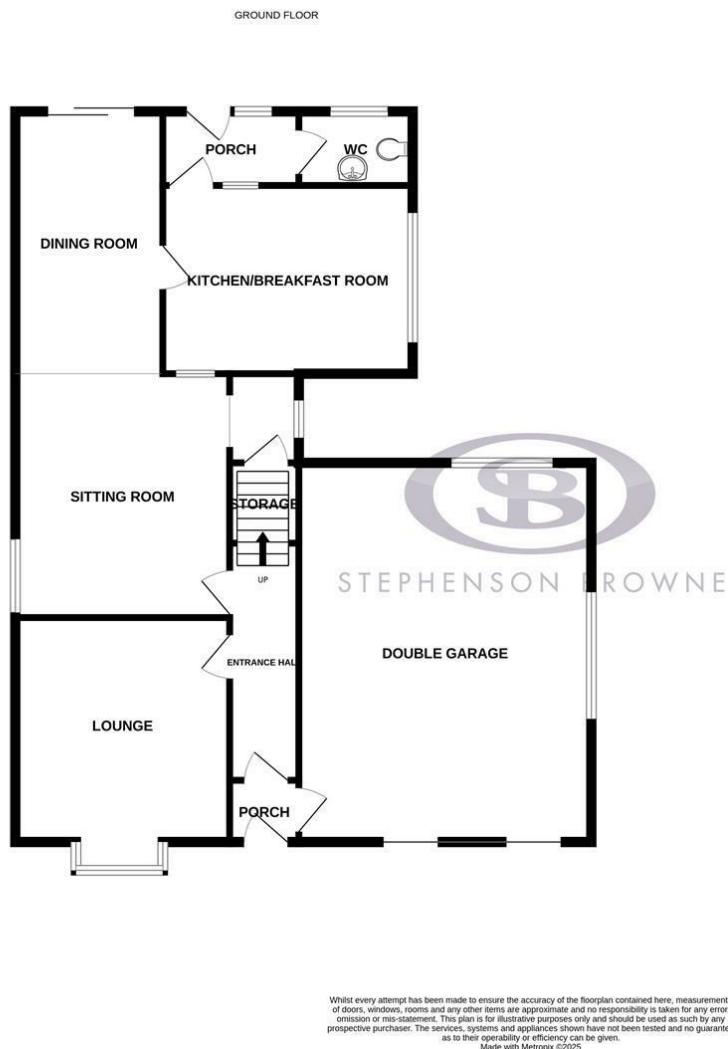
## **NB: Copyright**

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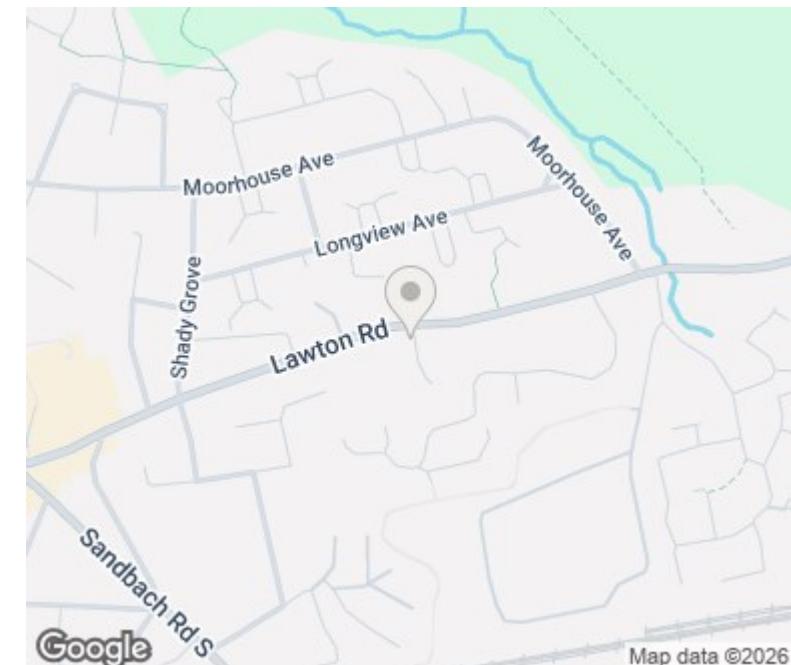




## Floor Plan



## 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			
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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