



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

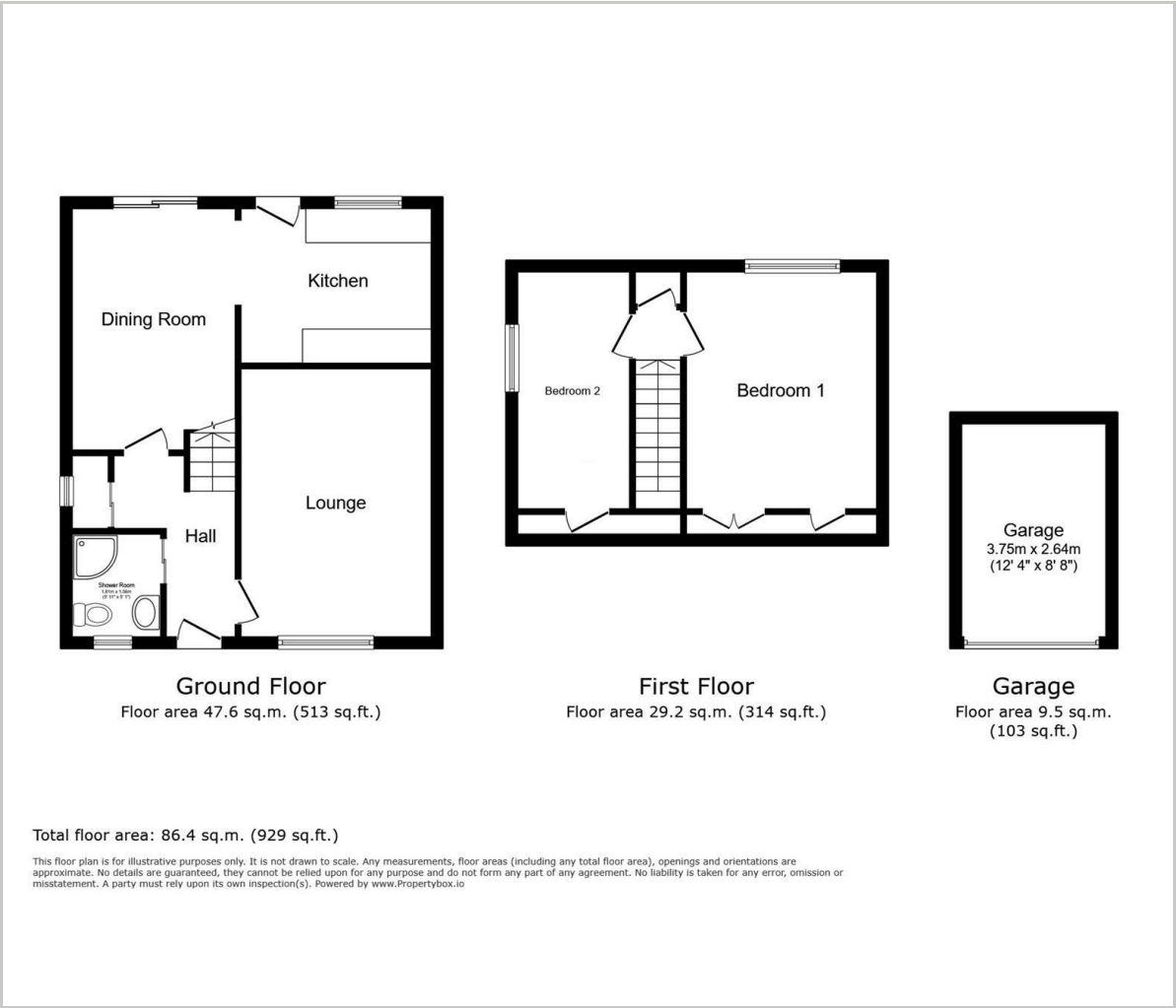
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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.



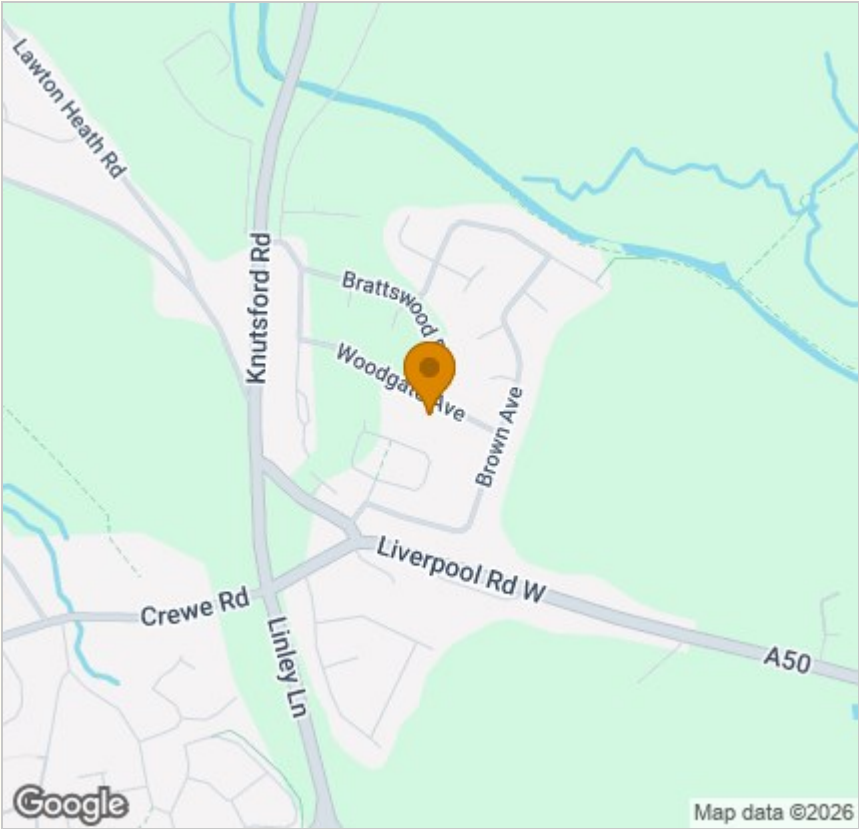
Floor Plan



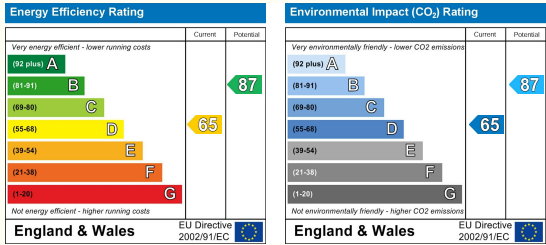
Viewing

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