



**16 Lawton Street,**  
ST7 4RP  
**£310,000**



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STEPHENSON BROWNE



A beautifully presented THREE BEDROOM DETACHED BUNGALOW in a superb location within Rookery, offered for sale with no onward chain and benefiting from a detached garage and outbuilding!

Having been lovingly updated, improved and maintained since our current owners purchased the property in 2013, this stylish bungalow presents a rare opportunity to purchase a spacious property which offers an excellent degree of privacy, particularly to the rear garden.

An entrance hallway leads to the well-proportioned kitchen, with a dining room opening into the spacious lounge (including a log-burning stove, ideal for those cosy evenings!). An inner hall then accesses the three bedrooms and the family shower room.

Ample off-road parking is provided via a tarmacadam driveway which extends to the side of property and leads to the brick-built detached garage, which benefits from an electric roller garage door and a separate UPVC side access door. The gardens have been beautifully landscaped to include a rockery to the front, whilst the rear garden features patio and slate areas with border shrubs, raised beds and a summerhouse. The two big surprises here are the detached outbuilding which features UPVC windows and French doors, and includes power and wifi - an ideal office, gym or sun room! There is also access to the basement, which provides a very useful storage space.

Lawton Street is a convenient location just off High Street and close to countryside within Rookery/Kidsgrove, but retaining easy access to transport links such as the M6, A500 and A34. The wealth of amenities within Kidsgrove are only a short distance away, whilst several schools such as Thursfield Primary School and Castle Primary School are also nearby.

A superb bungalow with no onward chain, which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### Entrance Hall

8'10" x 6'8"

Solid wood flooring, composite front door, UPVC double glazed window, ceiling light point, radiator.

### Kitchen

14'8" x 8'9"

Tiled flooring, composite side door, UPVC double glazed window, downlights, tall radiator, one and a half bowl porcelain sink with drainer, integrated double oven, dishwasher, space and plumbing for appliances, wall and base units providing ample storage.

### Dining Room

10'0" x 8'4"

Engineered wood flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, two tall chrome radiators, opening into;

### Lounge

18'5" x 12'5"

Engineered wood flooring, UPVC double glazed window, ceiling light point, two tall chrome radiators, log-burning stove.

### Inner Hall

Engineered wood flooring, downlights, loft access.

### Bedroom One

12'11" x 12'1"

Maximum measurements - solid wood flooring, two UPVC double glazed windows, ceiling light point, radiator.

### Bedroom Two

9'8" x 9'6"

Solid wood flooring, UPVC double glazed window, ceiling light point, radiator.

### Bedroom Three

9'8" x 9'6"

Solid wood flooring, UPVC double glazed window, ceiling light point, radiator.

### Shower Room

8'2" x 7'1"

Laminate flooring, UPVC double glazed window, downlights, towel radiator, W/C, pedestal wash basin, walk-in shower.





### **Outside**

To side of a the property is a sizeable tarmacadam driveway providing ample off-road road parking for multiple vehicles, with a late and paved path leading across the front garden which features a rockery, mature shrubs and a border hedge. The landscaped rear garden features patio and slate areas with mature shrubs and raised beds, with a summerhouse. Offering an excellent degree of privacy, this garden is the ideal place to relax!

### **Detached Garage**

17'11" x 10'9"

A brick-built garage with an electric roller door, UPVC side door, two ceiling strip lights and shelving for storage.

### **Outbuilding**

9'5" x 9'4"

A very useful and insulated outbuilding, with UPVC double glazed windows and French doors, with downlights, power and wifi. An ideal office space, but could also suit a number of uses as a gym, bar or workshop.

### **Basement**

31'10" x 10'10"

A useful storage space, accessed via a UPVC double glazed door to the side of the bungalow.

### **Council Tax Band**

The council tax band for this property is D.

### **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**

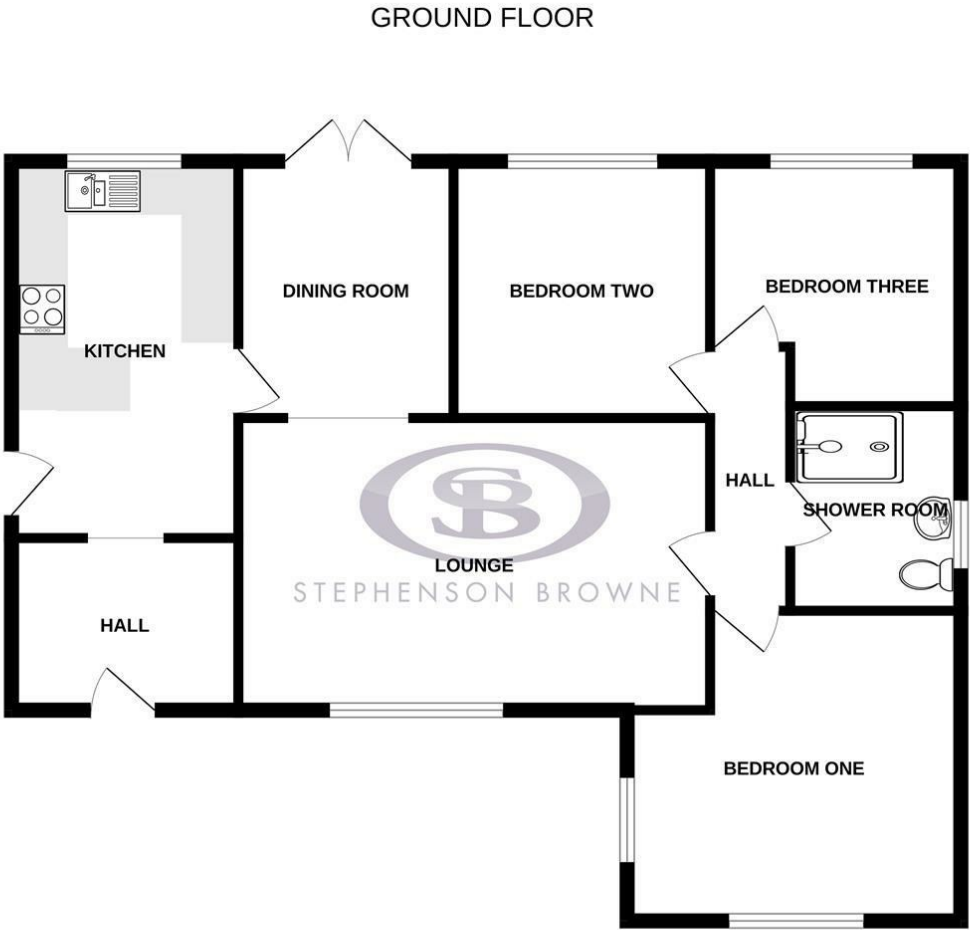
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### **Alsager AML Disclosure**

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



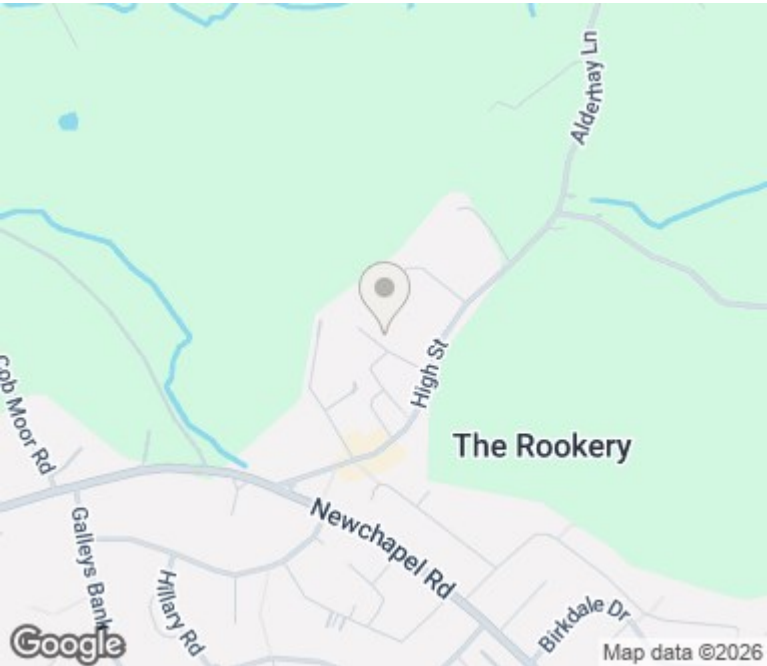
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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	