



**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 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

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

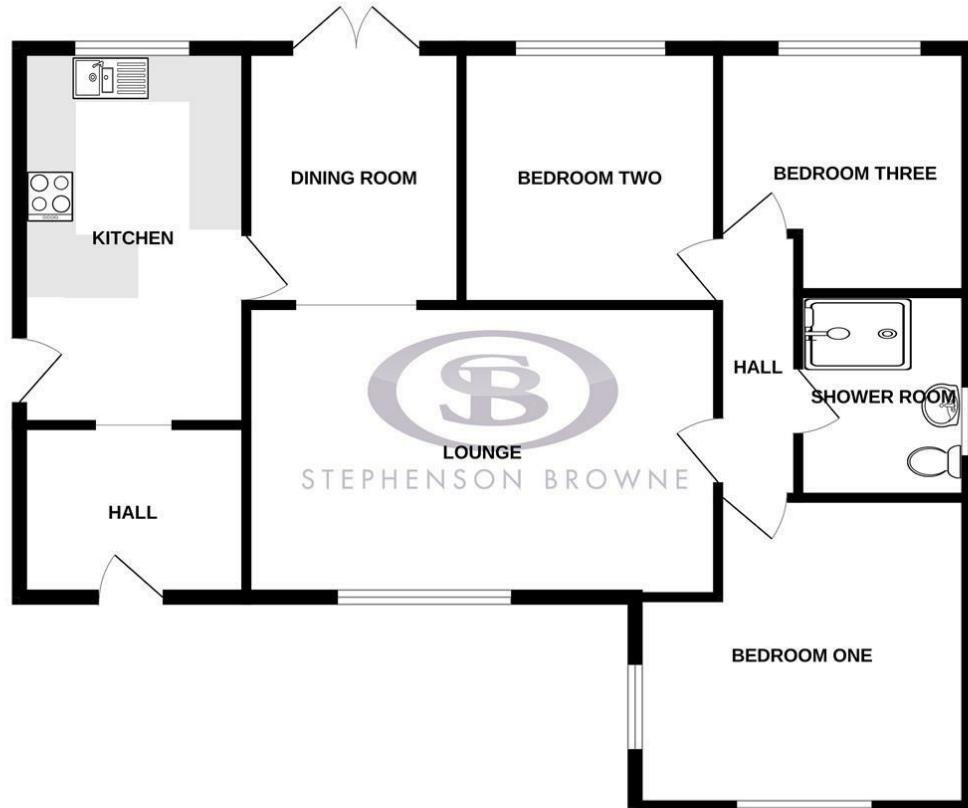
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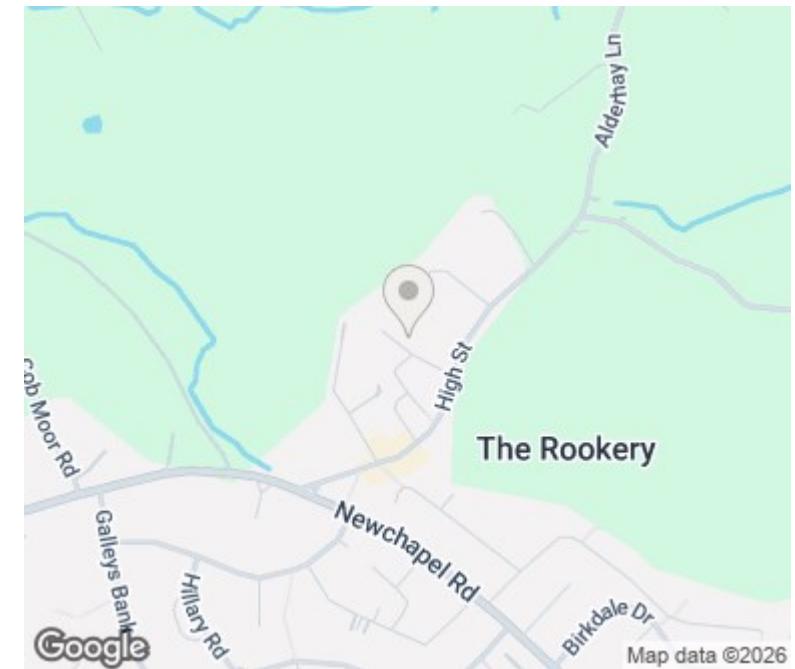


Floor Plan

GROUND FLOOR



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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