



106 Brown Avenue
ST7 3EP
Guide Price £189,500



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STEPHENSON BROWNE



CORNER PLOT - DETACHED GARAGE - Brown Avenue is an excellent, spacious TWO BEDROOM DORMER BUNGALOW occupying a brilliant corner plot within a popular, residential area in Church Lawton. The property enjoys a quiet location, within 200 yds of the canal and open countryside. This fantastic home offers huge potential to put your own stamp on it, and is for sale with NO ONWARD CHAIN.

In brief, the property hosts a well planned internal layout, with the hallway providing access to the lounge, an impressive space with an eye-catching feature fireplace and open archway into a dining area. The kitchen comprises of a range of wall, base and drawer units with working surfaces over, and integral appliances such as cooker with four point gas hob and extractor over, one and a half sink with drainer as well as having space for all other necessary appliances! The room boasts dual aspect windows and hosts a handy recess under the stairs providing you with additional storage. You will also find a separate utility, giving you more working surfaces and space/plumbing for a washing machine and dryer, plus there is another reception room, currently utilised as an office and ideal for those who work from home, or a playroom! Completing the ground floor aspect of this home is the bathroom, located via the hallway, enjoying a four piece suite including both bath and walk-in corner shower. Upstairs is a generous principle bedroom with a substantial storage cupboard that could be used as a wardrobe, and a second bedroom boasting fitted wardrobes along one wall, and eaves storage.

The plot itself is most desirable, presenting good size gardens to the front, rear and side elevations. You are spoilt with a detached garage sat behind the property, along with a driveway and having as much space externally as this property offers, there is plenty of scope to extend the off-road parking if desired.

Viewings come highly recommended to avoid missing out! To truly appreciate Brown Avenue's location, potential and size, call Stephenson Browne today!!

Hallway

With fitted carpet, radiator, ample sockets, single pendant light fitting, stairs to the first floor, door to the bathroom and door to...

Lounge Diner

24'0" x 10'11" (7.339 x 3.340)

A most generous lounge dining space with archway giving some degree of separation to each area, having a UPVC double glazed bay window to the front elevation, feature fireplace with wooden mantle, fitted carpet, two ceiling light fittings, two radiators, ample sockets throughout, coving to the ceiling, double glazed window to rear elevation overlooking the second reception room, door to the second reception room and access into...

Kitchen

Comprising of a range of wall, base and drawer units with working surfaces over, with an integral one and a half sink with drainer, oven with four point hob and extractor over, space for a fridge freezer, space for a dishwasher and

Study

9'0" x 6'5" (2.760 x 1.964)

A handy separate reception room with fitted carpet, UPVC double glazed window to rear elevation, ample sockets, single pendant light fitting and opening to...





Utility

Consisting of more working surfaces with space/plumbing for a washing machine and dryer, UPVC double glazed window to rear elevation, window to front elevation looking into the kitchen, wood effect flooring, single pendant light fitting, ample sockets, UPVC door with obscure glass double glazed insert, opening to the rear garden.

Bathroom

Comprising of a low level WC, pedestal hand basin with mixer tap, bath and walk-in corner shower. Having tiled walls, tiled flooring, radiator, wall mounted boiler, UPVC double glazed obscure glass windows to front and side elevations and ceiling light fitting.

Landing

With doors to storage, ceiling light fitting and doors to both bedrooms.

Bedroom One

14'9" x 10'11" (4.515 x 3.347)

An impressive principle bedroom with door to storage cupboard, radiator, UPVC double glazed window to rear elevation, ample sockets, ceiling light fitting, loft access via hatch and fitted carpet.

Bedroom Two

12'8" (to wardrobes) x 6'5" (3.879 (to wardrobes) x 1.965)

Enjoying fitted wardrobes with sliding doors to one wall, fitted carpet, radiator, ceiling light fitting, ample sockets, eaves storage and UPVC double glazed window to side elevation.

Externally

The front elevation hosts a laid to lawn with gravel borders incorporating decorative shrubs, having a brick wall boundary to the front and a pathway leading to an iron gate opening to the side/rear garden.

You will find a lawn wrapping around the side and rear elevation with a hedgerow boundary, decorative shrubs and plants and the pathway from the front garden leads to the rear door and continues to a wooden gate accessing the driveway and detached garage.

Council Tax Band

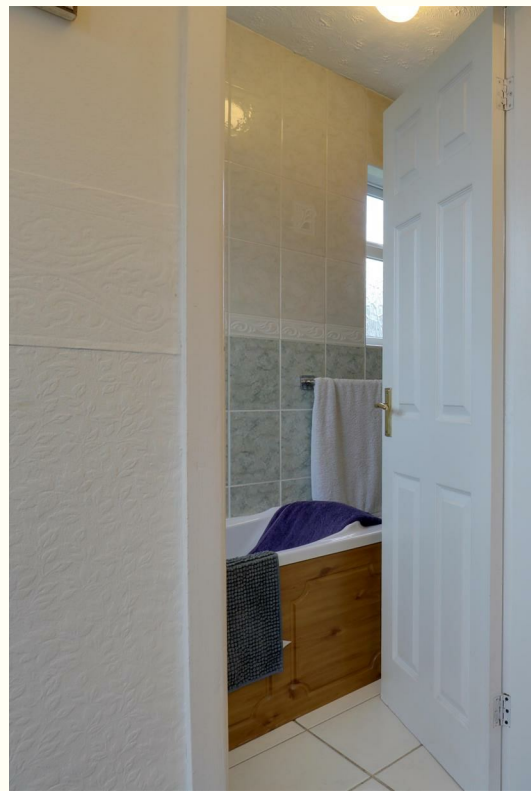
The council tax band for this property is B.

NB: Tenure

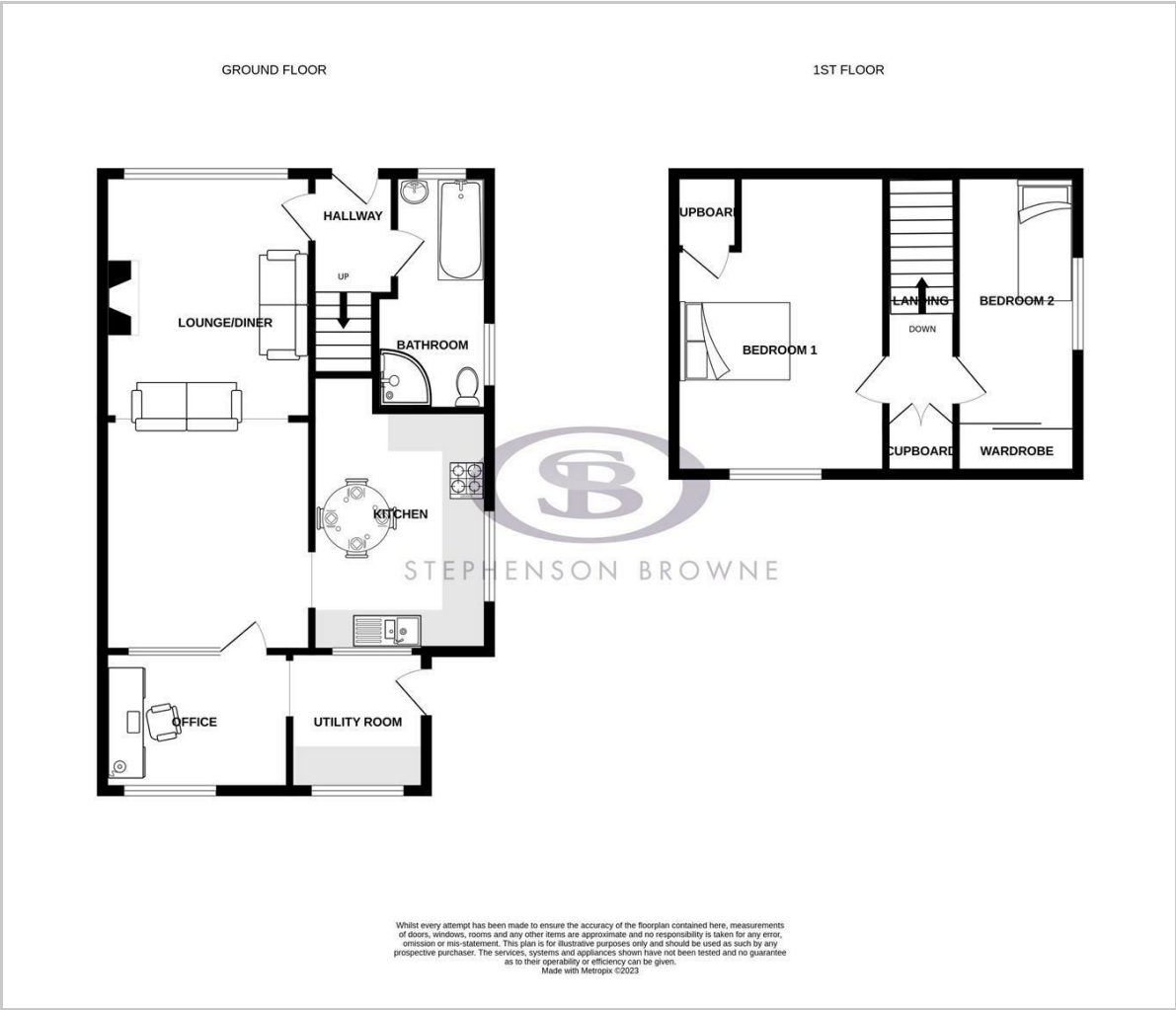
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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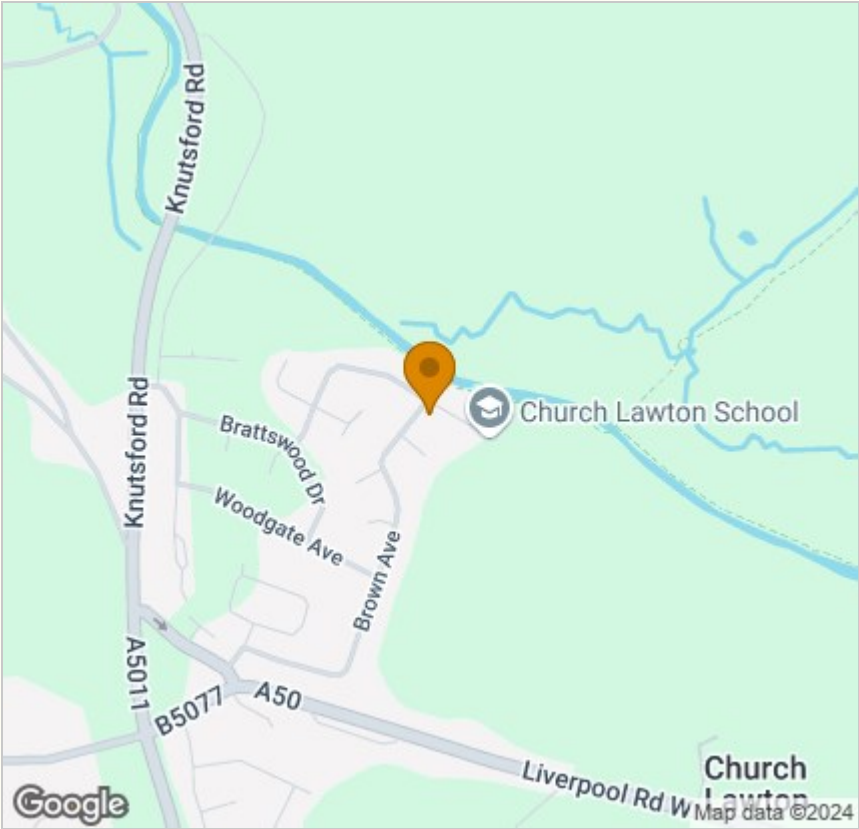
Floor Plan



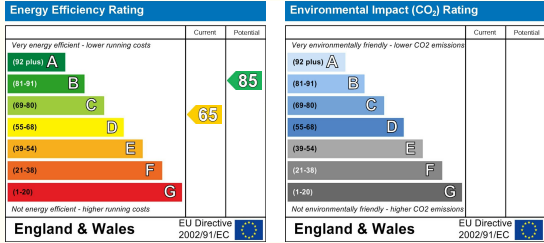
Viewing

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



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