



STEPHENSON BROWNE

## Liverpool Road West, Church Lawton

ST7 3DA



**£685,000**

## DESCRIPTION

**BRAND NEW HOME!** Situated on a small development of just three individual homes, is this executive five bedroom detached residence, just off Liverpool Road West in a private and secluded position.

The property is completed to a very high specification throughout and is positioned within the sought after location of Church Lawton, ideally placed for a number of commuting links such as the A34, A500 and M6, with the wealth of amenities in Alsager and Kidsgrove also within easy reach. Several schools are nearby, whilst Alsager and Kidsgrove train stations are also within close proximity.

The properties 2390sqft of accommodation comprises: An impressive entrance hall giving access to all downstairs rooms, three reception rooms including a lounge, sitting room and study with an open kitchen diner/family room creating a fourth reception space. The Hacker German kitchen boasts a range of high quality units and integrated appliances, giving access to a handy utility room. The downstairs WC is fitted with Villeroy and Boch sanitary ware and Hansgroche fittings, which can be throughout the home and completes the ground floor accommodation, all of which has underfloor heating. To the first floor, five double bedrooms with the



principal having its own dressing room and en-suite, in addition to an en-suite from bedroom two with the four piece family bathroom completing the first floor. In addition, the property has Triple glazed windows throughout and EV charging points, giving an excellent 'B' rated EPC.

Externally, the driveway to the front provides ample off road parking leading to the integral double garage, for either additional parking or storage. This home is not short of outside space with the landscaped front and rear gardens, and a rear patio area giving an ideal space for outdoor entertaining.

If you are looking for a new family home, with a high specification throughout, contact Stephenson Browne to arrange your viewing.



# ROOM DESCRIPTIONS

## **Entrance Hall**

Composite entrance door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms. Underfloor heating. Understairs storage cupboard.

## **Lounge**

10'11" x 17'9"

Triple glazed windows to the rear and side elevations. TV aerial and ethernet points. Underfloor heating.

## **Sitting Room**

10'2" x 16'2" into bay

Triple glazed bay window to the front elevation. Underfloor heating.

## **Study**

10'11" x 10'6"

Triple glazed windows to the front and side elevations. Underfloor heating.

## **Downstairs WC**

3'1" x 4'9"

Villeroy and Boch two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin with mixer tap. Underfloor heating.

## **Dining/Family Room**

13'11" x 17'8"

Bi-fold doors opening to the rear garden. Underfloor heating. TV aerial and ethernet points.

## **Kitchen**

17'8" x 15'7"

Hacker fitted kitchen comprising a range of wall, base and drawer units with Quartz work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated full height Hotpoint fridge and freezer, Neff double oven, induction hob and extractor canopy oven and integrated Indesit dishwasher. Triple glazed windows to the rear elevation. UPVc panelled door having double glazed insets opening to the rear garden. Inset spotlighting. Underfloor heating.



### **Utility Room**

5'6" x 6'6"

Storage cupboard with work surface over incorporating a Stainless steel sink unit with mixer tap. Space for a tumble dryer and space and plumbing for a washing machine. Door into the double garage. Underfloor heating.

### **First Floor Landing**

Doors to all rooms. Inset spotlighting. Single panel radiator. Triple glazed window to the rear elevation. Storage cupboard housing the hot water cylinder.

### **Principal Bedroom**

17'0" x 10'6"

Single panel radiator. Triple glazed window to the rear elevation. Door into:-

### **Dressing Room**

12'0" x 10'9"

Inset spotlighting. Two skylights. Single panel radiator. Door into:-

### **En-Suite**

11'11" x 5'1"

Tiled walls and floor. Villeroy and Boch three piece suite comprising a low level WC with push button flush, wall mounted wash hand basin with mixer tap and a double shower cubicle with rainfall shower and rinser attachment. Inset spotlighting. Skylight. Heated towel rail.

### **Bedroom Two**

10'6" x 13'2" into bay

Triple glazed bay window to the front elevation. Single panel radiator. Door into:-

### **En-Suite**

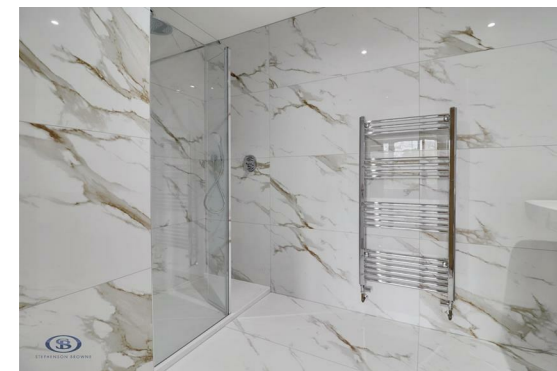
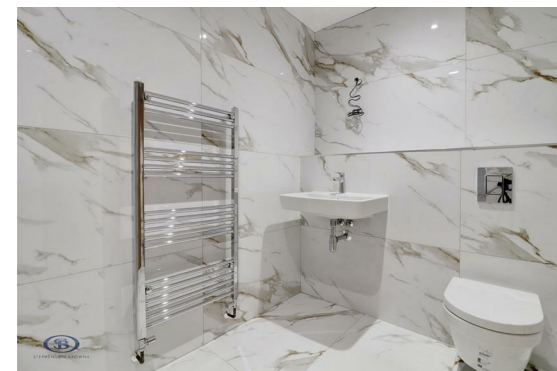
5'11" x 9'8" max

Tiled walls and floor. Villeroy and Boch three piece suite comprising a low level WC with push button flush, wall mounted wash hand basin with mixer tap and a double shower cubicle with rainfall shower and rinser attachment. Heated towel rail.

### **Bedroom Three**

8'11" x 11'2"

Triple glazed window to the rear elevation. Single panel radiator.



### **Bedroom Four**

11'2" x 8'4"

Triple glazed window to the side and rear elevations. Single panel radiator.

### **Bedroom Five**

12'7" x 9'0"

Triple glazed window to the rear elevation. Single panel radiator.

### **Family Bathroom**

8'6" x 8'3" max

Tiled walls and floor. Villeroy and Boch four piece suite comprising a low level WC with push button flush, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap and a double shower cubicle with rainfall shower and rinser attachment. Double glazed frosted window to the rear elevation. Heated towel rail.

### **Externally**

The property is approached via a tarmac driveway providing off road parking for numerous vehicles and leading to an integral double garage. The front garden is mainly laid to lawn with paved pathways to the front door and to an access gate to the rear garden. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced side boundaries with rear boundary marked enjoying views to the rear.

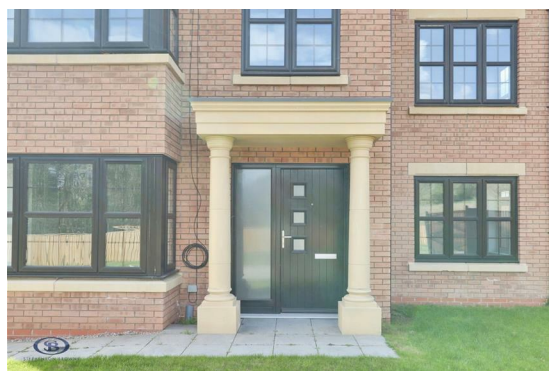
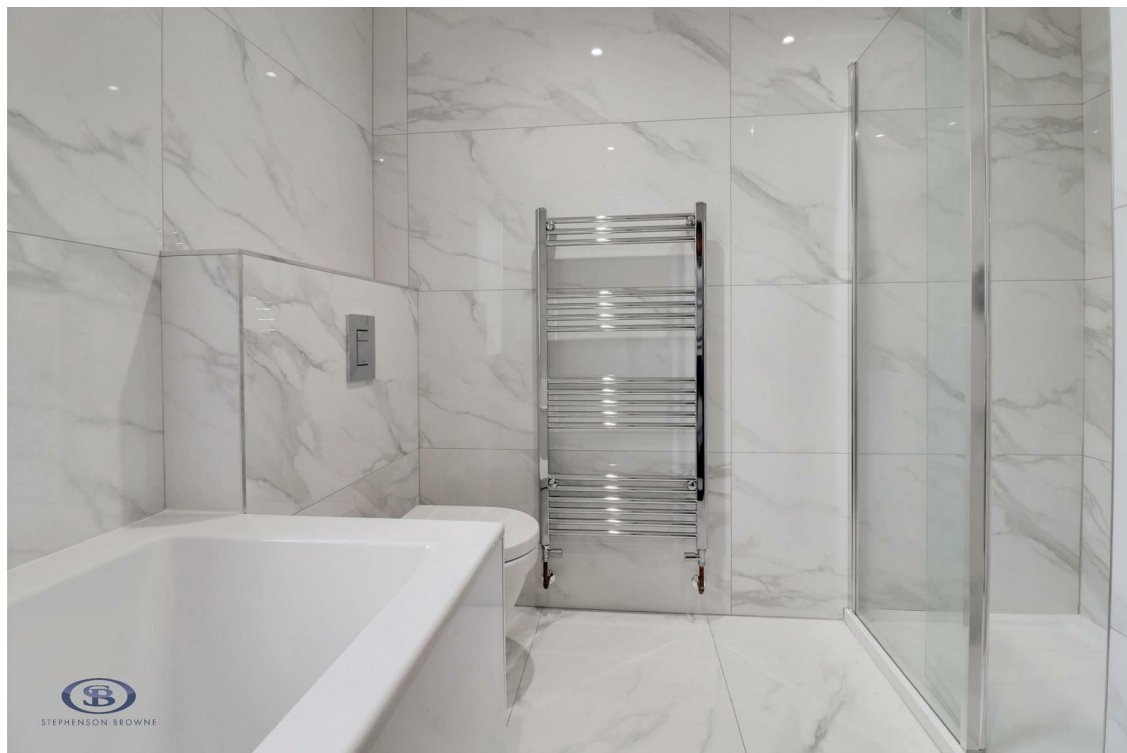
### **Double Garage**

16'11" x 16'1"

Wall mounted gas central heating boiler. Power and lighting. Two up and over doors to the front.

### **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.



### **Freehold Tenure & Charges**

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### **Council Tax Band**

The council tax band for this property is G.

### **NB: Copyright**

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## **Viewing**

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

Liverpool Road West



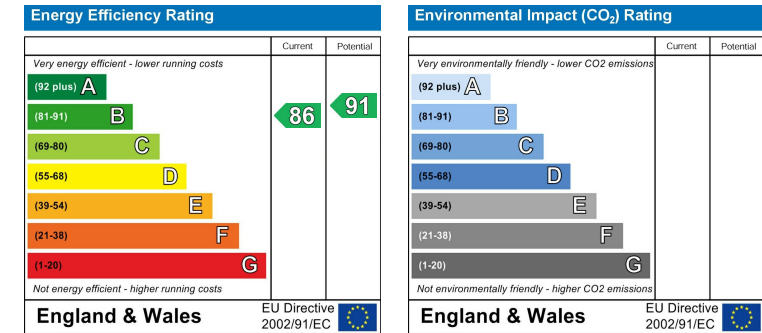
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# EPC Rating



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