



84 Brown Avenue
ST7 3EP
Offers Over £190,000



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STEPHENSON BROWNE

A perfect example of a two/three bedroomed semi detached dormer bungalow, occupying a prime position within the popular area of Church Lawton.

The home has been immaculately kept and much-loved, benefitting from well proportioned living and bedroom space throughout, and a generous southerly facing rear garden, making it an ideal place to relax and enjoy the best of the summer weather.

The entrance hallway gives access to all ground floor rooms, one of which is currently utilised as a dining/sitting area, but lends itself to the opportunity to also be used as a third bedroom. From here there is access to a bright and modern kitchen, a spacious lounge and bathroom with walk in shower and separate WC.

To the first floor are two spacious and well proportioned bedrooms, with the main bedroom enjoying views onto the rear garden and fields beyond. Both bedrooms are well equipped with ample storage space provided by fitted wardrobes and storage cupboard.

Ample off-road parking is provided by a gravelled driveway with space for multiple vehicles, with the addition of an adjoining brick-built car port, whilst the gorgeous rear garden offers an excellent degree of privacy and features patio and lawned areas with mature border shrubs, ideal for enjoying the best of the summer sun.

Situated on Brown Avenue in Church Lawton, the property is close to several canal and countryside walks, with commuting links such as the M6, A500 and A34 also within easy reach, as well as several regular bus routes. Church Lawton School is within walking distance, whilst the wealth of amenities within Alsager town centre are also within close access.

Please contact Stephenson Browne to arrange your viewing.

Hallway

Door leading into hallway, doors leading into all ground floor rooms, stairs to first floor. Wall mounted radiator, ceiling light point.

Lounge

12'2" x 10'8" (3.73m x 3.27m)

Double glazed window to front elevation, brick build fire place and surround housing gas fire, wall mounted radiator, ceiling light point, door leading into

Kitchen

10'9" x 8'10" (3.30m x 2.71m)

Fitted with a range of wall and base units with complementary work surfaces over, inset stainless steel sink, four ring gas hob with extractor over, integrated electric oven, microwave oven, under counter space for appliances with power and plumbing, partially tiled walls, tile effect flooring. Double glazed window to rear elevation, double glazed door to rear elevation giving external access.

Dining Room/Bedroom Three

13'3" x 9'1" (4.04m x 2.79m)

Double glazed window to rear elevation, wall mounted radiator, ceiling light point, door leading into Kitchen.

Bathroom

5'4" x 4'5" (1.64m x 1.37m)

Two piece suite comprising walk in shower with shower attachment over, and wash basin. Double glazed obscured window to front elevation, ceiling light point, tiled walls.





Downstairs WC

4'5" x 2'8" (1.37m x 0.82m)

Low level WC with lever flush, wall mounted boiler replaced within the last 2 years, double glazed obscured window to side elevation, ceiling light point.

Bedroom One

11'11" x 10'8" (3.65m x 3.26m)

Primary bedroom, double glazed window to rear elevation enjoying views onto the garden and fields beyond, built in wardrobes and cupboard providing storage, wall mounted radiator, ceiling light point.

Bedroom Two

11'6" x 6'3" (3.51m x 1.93m)

Double glazed window to side elevation, wall mounted radiator, ceiling light point. Fitted wardrobes providing storage, eaves storage.



Brick Built Store

External brick built store accessed via an external door, with power and lighting, plumbing and power for appliances. Window to side elevation.

Externally

Externally to the front of the home is ample off road parking provided by a generous gravelled driveway and car port. The front garden area is lawned with border shrubs. Access to the rear is provided beyond the car port via an access gate, the rear garden has a southerly aspect and is lawned with a paved patio area with the addition of plants and shrubs to the borders. The garden is enclosed by wooden fencing and has the addition of a wooden shed.



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.

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.

Council Tax Band

The council tax band for this property is B.

NB: Land Registry

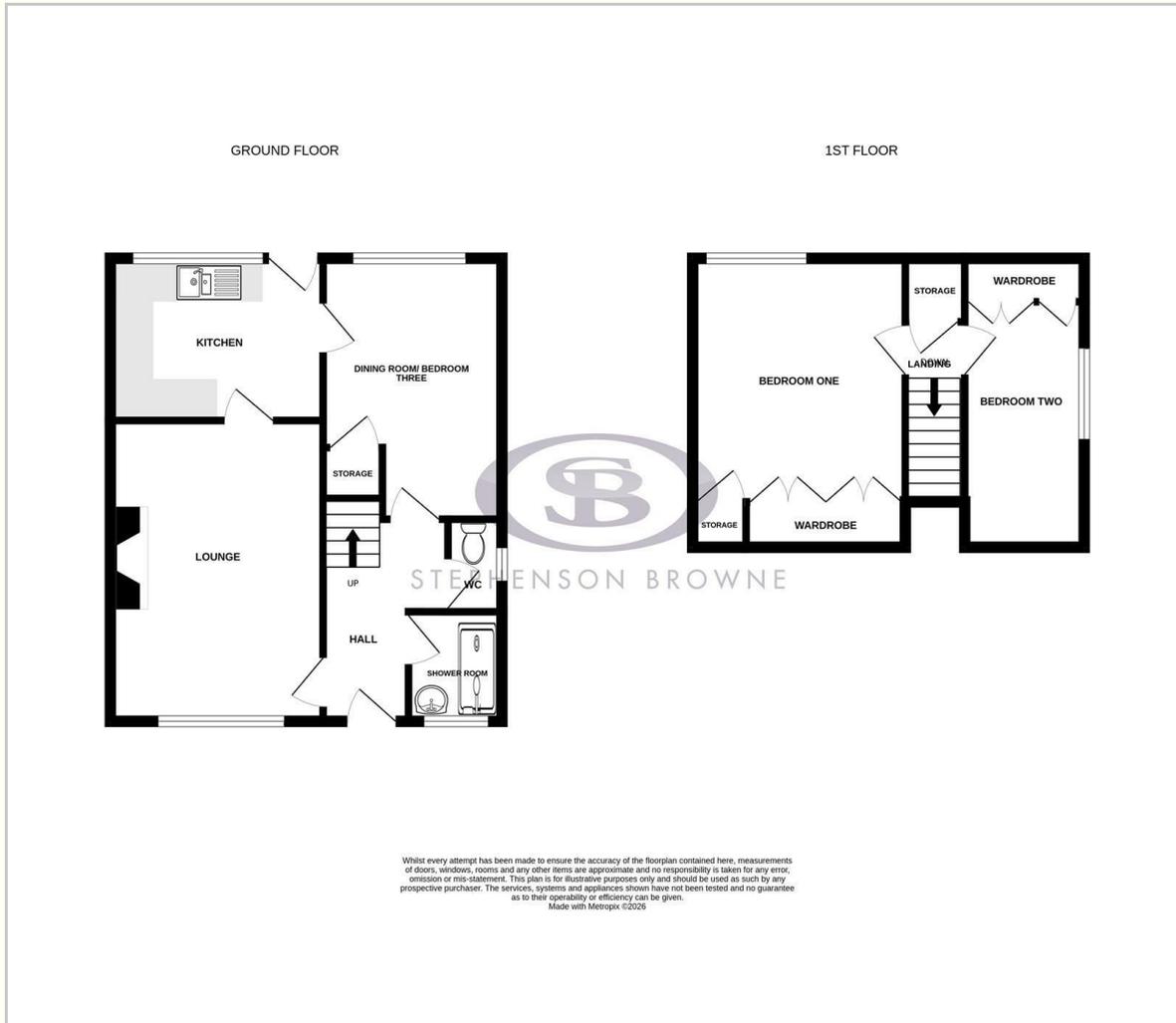
Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

NB: Copyright

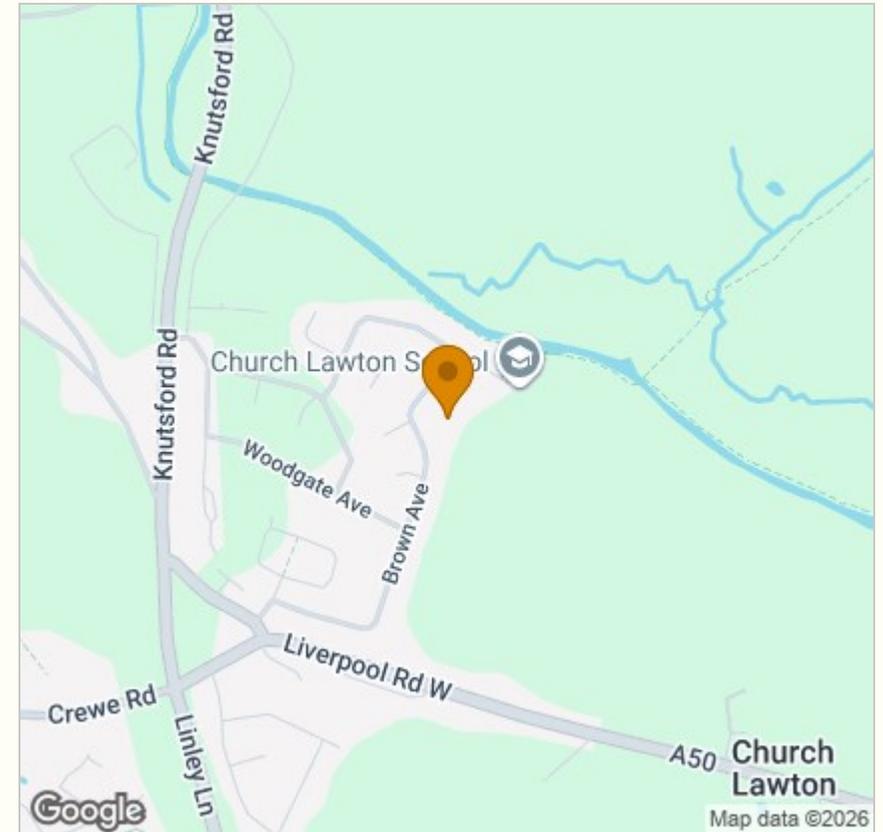
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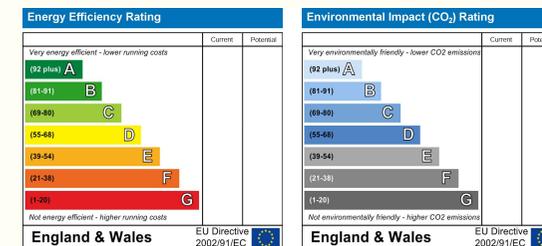
Floor Plan



Area Map



Energy Efficiency Graph



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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