



**5 Grove Park Avenue**

ST7 3EZ

**£220,000**



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STEPHENSON BROWNE

NO ONWARD CHAIN - CONVENIENT RESIDENTIAL LOCATION - A two bedroom detached bungalow in Church Lawton, with an extended integral garage, workshop and useful large porch!

A fantastic opportunity to purchase a detached bungalow which benefits from ample off-road parking and a well-proportioned rear garden which offers an excellent degree of privacy!

An entrance hallway leads to the lounge, with the kitchen leading into the porch which benefits from integral access into the garage and workshop. There is a further inner hallway providing access to both double bedrooms and the family bathroom.

Off-road parking is provided via a double-width driveway, with a lawned garden and mature hedged borders to the front, whilst the fantastic rear garden features a small paved area and lawned areas - fully enclosed and private, the garden is ideal for families with children and/or pets!

Grove Park Avenue is a popular road which offers excellent links to Alsager, Kidsgrove and Talke, whilst remaining close to a number of commuting links such as the A34, A500 and M6. Several schools are available in the local area, including Church Lawton School, Rode Heath Primary School and Alsager School.

A superb opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Porch

uPVC panelled entrance door having double glazed frosted insets. Single panel radiator.

#### Lounge

16'3" x 11'0" (4.967 x 3.366)

Double glazed window to the front elevation. Double panel radiator. Wall mounted gas fire.

#### Kitchen

9'4" x 8'4" (2.848 x 2.565)

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl stainless steel single drainer sink unit with mixer tap. Double glazed window to the rear elevation. Space for a cooker with extractor canopy over.

#### Rear Porch

4'2" x 11'11" (1.281 x 3.651)

Space and plumbing for a washing machine. Double glazed windows to the side and rear elevation. Double glazed double door opening to the rear garden.

#### Inner Hall

Loft access point, accessed via a drop down ladder and is partially boarded and hosts the gas central heating boiler.

#### Bedroom One

9'5" x 11'9" (2.871 x 3.587)

Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobes with hanging rail and shelving.

#### Bedroom Two

10'4" x 9'1" (3.151 x 2.784)

Double glazed windows to the front and rear elevations. Double panel radiator. Airing cupboard having radiator.





#### **Bathroom**

5'6" x 5'11" (1.691 x 1.809)

Single panel radiator. Double glazed frosted window to the side elevation. Three piece suite comprising a low level WC, pedestal wash hand basin and a panelled bath with mixer tap having shower attachment.

#### **Workshop**

10'11" x 7'11" (3.332 x 2.429)

Accessed via a frosted glazed courtesy door from the utility room. Double glazed window to the side elevation. Power and lighting. Door into:-

#### **Garage**

14'0"l x 9'0" max (4.27m x 2.74m max)

Electric roller door to the front. Power and lighting.

#### **Outside Workshop**

11'5" x 7'8" (3.482 x 2.342 )

Glazed window to the side. Power and lighting.

#### **Externally**

The property is approached by a paved driveway providing ample off road parking. Mainly laid to lawn with hedged boundaries. Access gate to the rear. The private rear garden is mainly laid to lawn with paved patio area providing space for garden furniture. Hedged and fenced boundaries giving a great degree of privacy. Garden tool shed.

#### **Council Tax Band**

The council tax band for this property is C.

#### **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**

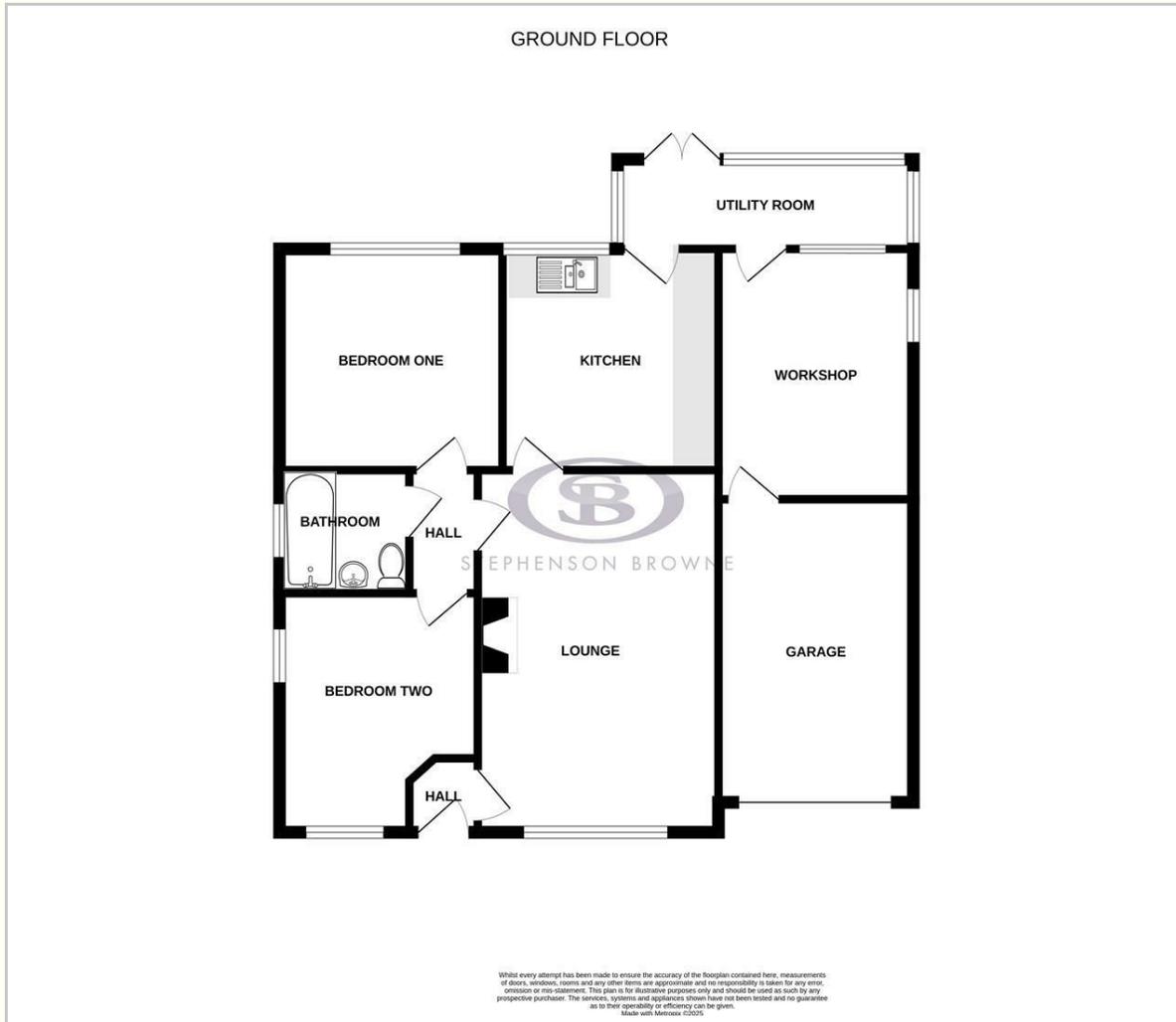
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#### **Alsager AML Disclosure**

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.



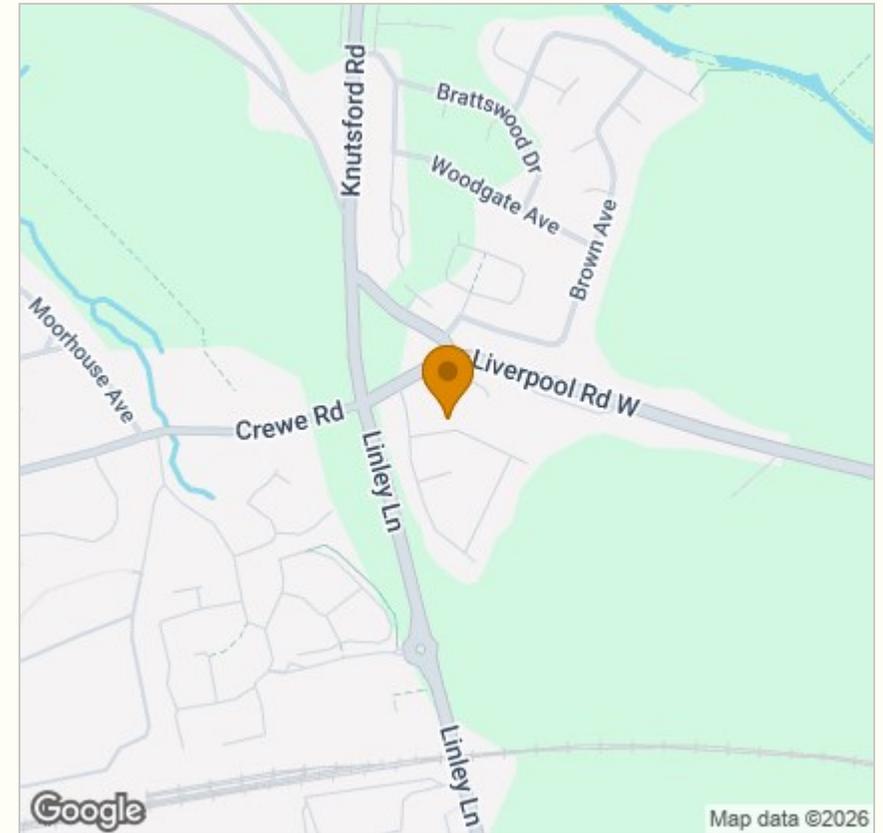
## Floor Plan



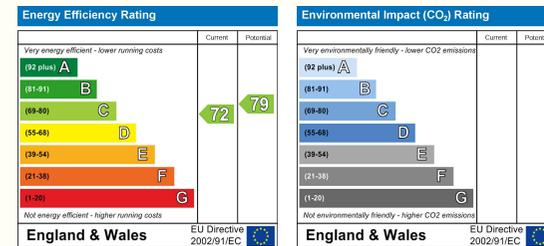
## Viewing

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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