



Lawton Road, Alsager, ST7 2DB.

£165,000

Whittaker & Biggs Est. 1930

Lawton Road, Alsager, ST7 2DB.

An attractively priced three bedroomed semi-detached family home occupying a sought after position within a popular residential area. The property is located a stone's throw from Alsager's shops and village center, with the highly regarded high school within the local catchment area.

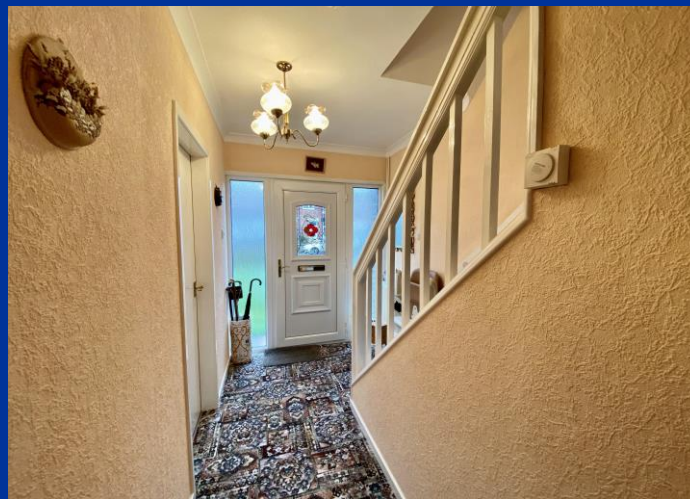
Although in need of some select modernization this property has so much to offer with the spacious driveway offering ample off road parking and the detached single garage.

Internally to the ground floor the property comprises of an open plan kitchen/diner and separate living room. To the first floor there are three bedrooms and a family bathroom. The property also benefits from gas central heating and double glazed windows.

To the rear of the property there is a low maintenance flagged patio area.

Conveniently located for commuting with great access to the A500 and the motorway network.

A viewing is highly recommended to fully appreciate what this property has to offer.



Entrance Hall 12' 8" x 6' 0" (3.86m x 1.83m)

With stairs to first floor landing, under stairs storage cupboard, double radiator, doors leading off to:-

Living Room 14' 2" x 11' 8" (4.32m x 3.55m)

uPVC double glazed window to front elevation, single radiator, fire place with marble effect hearth and surround, timber mantle incorporating a gas fire. doors leading to:-

Kitchen/Diner 18' 0" x 8' 5" (5.49m x 2.56m)

Fitted with a range of wall and base units, electric four ring gas hob, stainless steel sink and drainer, part tiled walls, timber panelled walls, two single radiators, gas central heating boiler. uPVC double glazed window to rear elevation, double glazed uPVC external door leading to rear garden and doors leading to living room and hallway.

First Floor Landing

With staircase leading from hallway, obscured glazed window to side elevation, door leading to:-

Shower Room 6' 10" x 5' 5" (2.09m x 1.65m)

With obscured window to rear elevation, tiled walls, low level wc, single radiator, pedestal wash hand basin, shower cubicle with shower screen and shower.

Bedroom One 10' 10" x 9' 11" (3.30m x 3.01m)

uPVC double glazed window to rear elevation, single radiator, fitted wardrobe and dressing table with drawers below.

Bedroom Two 13' 1" x 10' 2" (3.99m x 3.09m)

uPVC double glazed Window to front elevation, single radiator, airing cupboard housing cylinder.

Bedroom Three 9' 5" x 7' 8" (2.87m x 2.33m)

uPVC double glazed window to front elevation, single radiator, storage cupboard over stairwell, loft access point.

Externally

There is a front, mainly laid to lawn garden with borders, driveway offering off road parking. Garage with "Up and Over" door, side door and window. There is rear paved garden with timber shed and greenhouse.

Notes:

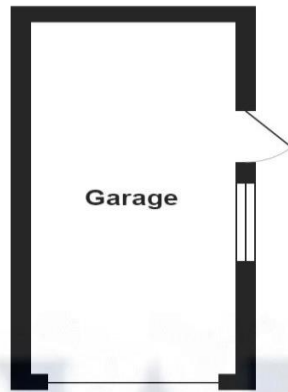
Council Tax Band: C

EPC Rating: D

Tenure: believed to be freehold





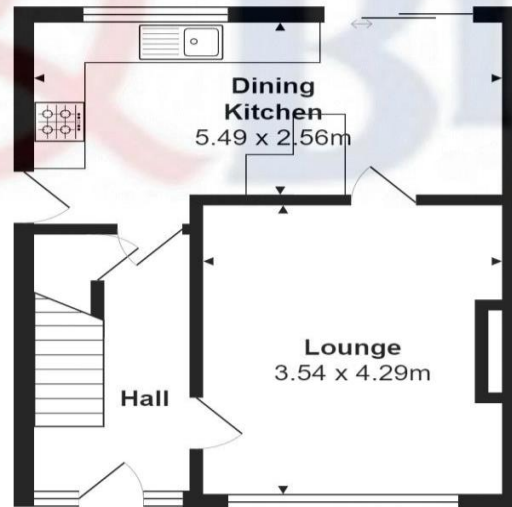


Garage

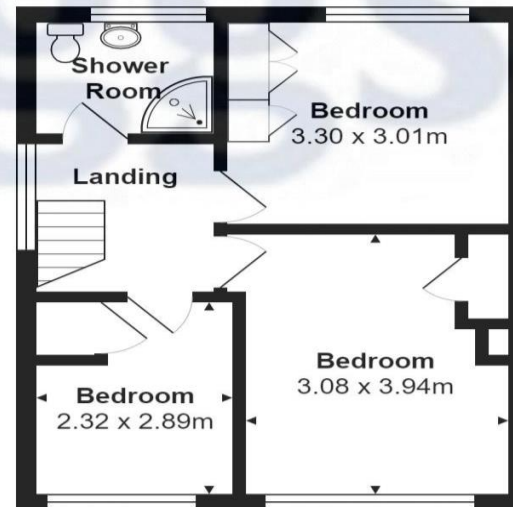
Total Area: 89.8 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Ground Floor



First Floor



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