



**Lawton Road
Alsager, ST7 2AA**

- COMMERCIAL PREMISES
- REQUIRED COMPLETE REFURBISHMENT
- NO CHAIN, CASH BUYERS ONLY
- PRIME LOCATION
- FIRST FLOOR POTENTIAL
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500
- VIEWING ESSENTIAL

£165,000





Property Description

INTRO

Shaw's & Co are pleased to offer For Sale 27 Lawton Road with NO CHAIN and much potential to update and to potentially create a retail sale premises, offices, and a first floor apartment subject to consents. CASH BUYERS ONLY PLEASE. A full refurbishment is required. Currently comprising retail sales area, office, store rooms, and an external steel stair case to the first floor with rooms, kitchen and bathroom. The property does require heating. Viewing essential.

DIRECTIONS

Please follow Sat Nav for ST7 2AA. From Church Lawton the property can be found on the right hand side as identified by our For Sale Sign.

GROUND FLOOR



FRONT RETAIL SALES AREA

16' 0" x 12' 2" (4.88m x 3.71m)

Entrance door and large window to the front elevation.

Arch to:

REAR ROOM

12' 5" x 12' 5" (3.78m x 3.78m)

REAR HALL

STORE ROOM

9' 10" x 8' 10" (3m x 2.69m)

Window and door to the side elevation.



FIRST FLOOR

Access via external wrought iron steps.

HALLWAY

KITCHEN

11' 11" x 10' (3.63m x 3.05m)

Window to the side elevation. A range of wall and base units.

LOUNGE

15' 7" x 15' 9" (4.75m x 4.8m)

Two windows to the front elevation.



REAR ROOM

12' 11" x 10' 7" (3.94m x 3.23m)

Window to the rear elevation.

BATHROOM

16' 2" x 12' 7" (4.93m x 3.84m)

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Cheshire East Council.

COUNCIL TAX BAND

EPC (PDF available online)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements