

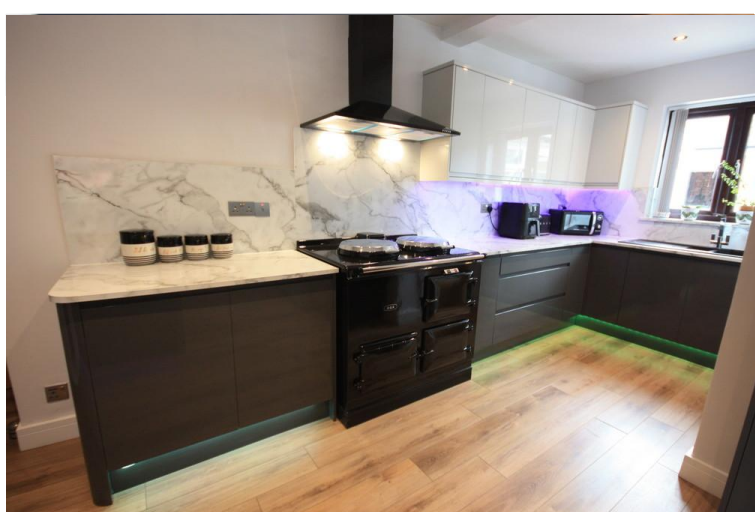


The Spinney
Church Lawton, ST7 3BB

- BEAUTIFULLY PRESENTED
- STUNNING BATHROOM & SHOWER/STEAM ENC
- A DETACHED BUNGALOW
- BEAUTIFULLY UPDATED KITCHEN/DINING ROOM
- REFURBISHED & MODERNISED
- 3/4 BEDROOMS, GARAGE
- HALL, PORCH, SPACIOUS LOUNGE & CONSERVATORY
- NEW ROOF INSTALLED IN 2023

£459,950





Property Description

INTRO

Shaw's & Co delighted to offer For Sale a stunning updated detached bungalow re-modernised to a high modern specification & a new roof for the bungalow & conservatory in 2023. Situated in a well regarded location within a large corner plot which absolutely must be viewed to be fully appreciated! Comprising; entrance porchway, entrance hallway, a good sized bay window lounge, a beautifully appointed kitchen/dining room with AGA, utility room, conservatory, three bedrooms, a nursery/office/potential 4th bedroom. A stunning updated bathroom with shower/steam enclosure and fittings. Externally a good sized lawn garden to the front & side, a front driveway, an additional side driveway and garage. UPVC double glazing and gas central heating throughout. The property is located within a well regarded cul de sac close to open countryside and canal walks, yet with easy access to all facilities and excellent road links to the A500/M6 network. Viewing imperative without delay!

ENTRANCE PORCH





UPVC part glazed entrance door, a tiled floor, UPVC internal door to:

ENTRANCE HALL

A double radiator, remote sensor recessed lighting, access to the loft we understand part boarded and with lighting Amtico flooring.

LOUNGE

14' 11" x 13' 4" (4.55m x 4.06m)

With a walk in bay window to the front, coving to the ceiling, modern slimline radiator. A feature fireplace with inset enclosed modern gas fire. Windows to the side. Recessed spot lights to the ceiling with a dimmer switch. Amtico flooring.



BREAKFAST KITCHEN

18' 3" x 12' 5" (5.56m x 3.78m) MAX

Comprising a well appointed updated modern fitted kitchen with base and wall units, worksurfaces, 1.5 sink drainer. An impressive electric AGA with remote control app controls and extractor above. Windows to the side and rear, spaces for appliances, breakfast bar area. LVT flooring. Plinth remote control lighting and recessed spotlights.

UTILITY ROOM

11' 11" x 11' 4" (3.63m x 3.45m)

Comprising fitted base units and a sink with cabinet. Window to the side. Door to:



CONSERVATORY

11' x 11' (3.35m x 3.35m)

A UPVC double glazed brick base conservatory of dwarf wall construction. Installed in 2023 a new solid roof. Vaulted ceiling with fan/light. LVT flooring.

BEDROOM ONE

17' 3" x 9' 9" (5.26m x 2.97m)

Windows to front & side, modern anthracite radiator, fitted wardrobes, amtico flooring, door to:



NURSERY/OFFICE/DRESSING ROOM

9' 8" x 8' 5" (2.95m x 2.57m)

Window to the side, potential to create the fourth bedroom, dressing room or office. Fitted timber mantel and a feature electric fire. Contemporary radiator. Laminate flooring.

BEDROOM TWO

13' 3" x 10' 3" (4.04m x 3.12m)

With window to the rear, modern anthracite radiator, fitted wardrobes, vanity wash hand basin. Recessed LED



spot lights to the ceiling.

BEDROOM THREE

10' 1" x 9' 5" (3.07m x 2.87m)

Window to the front, modern anthracite radiator, recessed spot lights. Laminate flooring. Wardrobes are included in the sale. Wall light.

LUXURY BATHROOM

With a free standing bath, Hansgrohe Pharo enclosed shower/steam room/enclosure, twin wash handbasins and vanity cabinets and fitted mirror with lighting, low level w.c recessed spot lights with sensor control, splash back tiling, window to the rear. Tiled floor.



EXTERNALLY

FRONT GARDEN

A large front garden plot laid to lawn, shrub borders and extending to the side garden, a front driveway provides parking spaces.

REAR GARDEN

A paved rear garden area with a great degree of privacy attracts afternoon sun. Shrub borders, a further paved area extends to the side of the property. UPVC fencing. UPVC patio decking area.



DIRECTIONS

Please follow Sat Nav for postcode ST7 3BB from Red Bull traffic lights heading towards Congleton, the property can be found on the left hand side identified by our For Sale Sign.

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

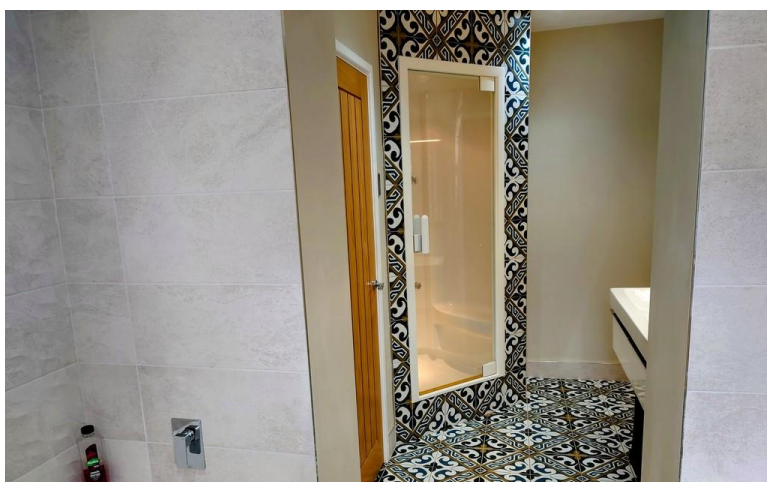
If you are seeking a mortgage for a property or require



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 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 .



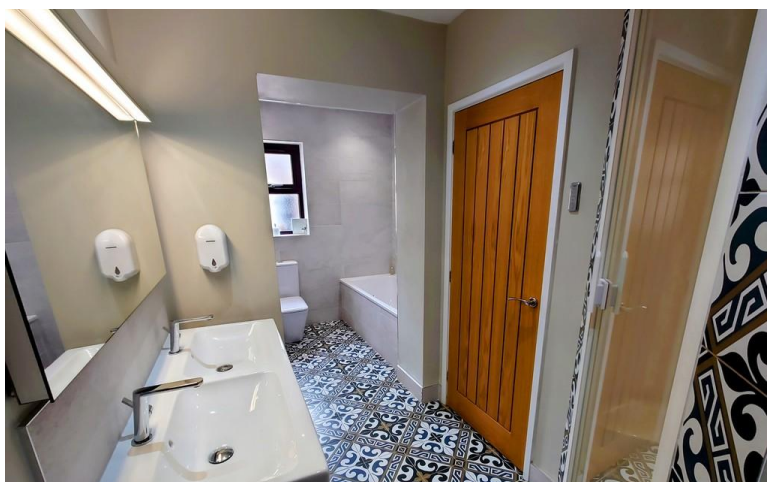
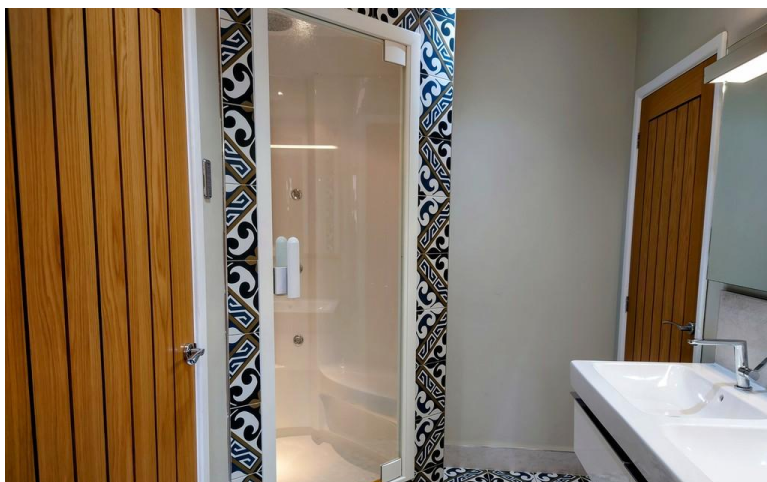
LOCAL AUTHORITY

Cheshire East Council.

COUNCIL TAX BAND E.

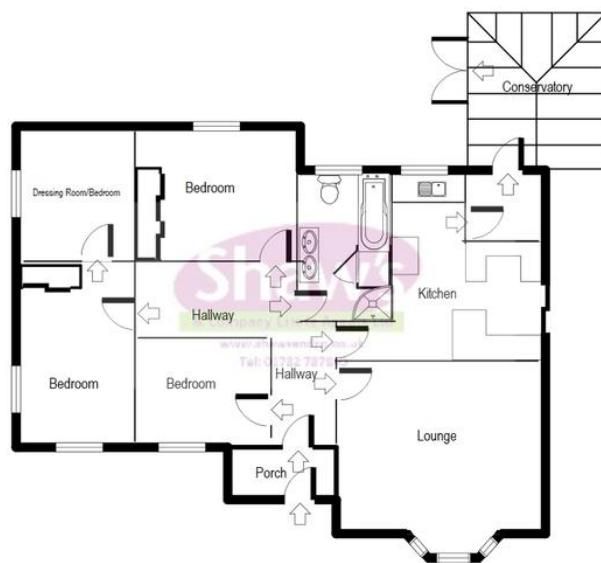
EPC RATING (PDF available online)

Current: 72C Potential: 83B









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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