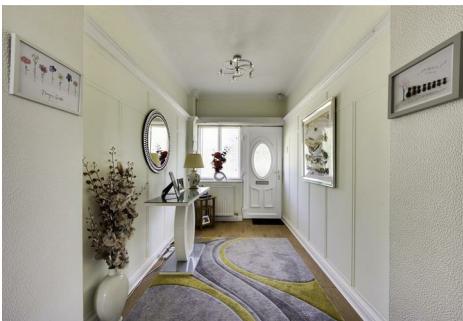


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lettings & estate agents



63 Liverpool Road West, Church Lawton, ST7 3DG

Guide Price £485,000

SOUTH FACING GARDEN WITH FIELD VIEWS - Take a moment to admire this marvellous, three bedroom, detached true bungalow occupying an established position on a popular private road of just a handful of homes.

Nestled in the charming area of Church Lawton, this delightful bungalow on Liverpool Road West offers the perfect blend of comfort and tranquillity. With generous accommodation throughout, this true bungalow is an ideal choice for families or those seeking a peaceful retreat.

Internally, the property enjoys two inviting reception rooms, a huge 18 foot lounge and a kitchen/diner towards the rear of the home providing ample space for relaxation and entertaining. There has also been considerable investment and modernisation throughout the bungalow by the current owners during their tenure. The three well-proportioned double bedrooms ensure that there is plenty of room for family and guests, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this bungalow is its picturesquely setting, as it backs onto serene fields, offering stunning, uninterrupted views and complete privacy. This peaceful backdrop allows for a wonderful outdoor experience, perfect for enjoying the beauty of nature right from your own garden.

Accommodation

Entrance Hall

Lounge 18'7" x 13'5" (5.67 x 4.09)

Conservatory/Garden Room 10'7" x 7'3" (3.23 x 2.22)

Kitchen/Diner 20'0" x 10'3" (6.12 x 3.14)

Utility Room 6'11" x 6'5" (2.13 x 1.98)

WC 6'3" x 2'9" (1.92 x 0.86)

Bedroom One 13'8" x 12'11" (4.17 x 3.96)

Bedroom Two 13'0" x 12'11" (3.97 x 3.96)

Bedroom Three 11'1" x 8'2" (3.39 x 2.49)

Bathroom 13'0" x 6'11" (3.97 x 2.12)

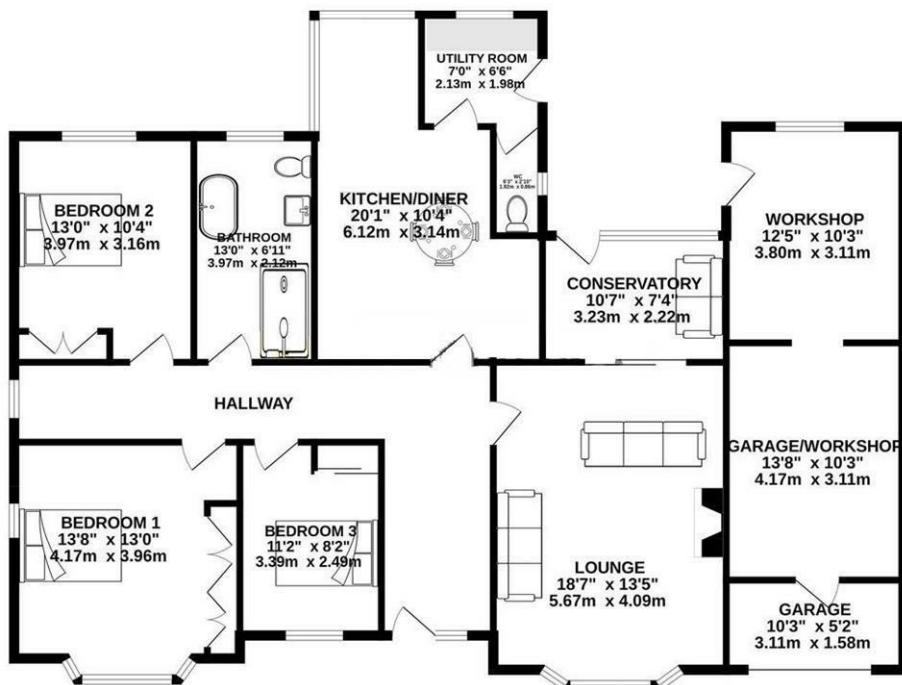
Garage/Store 10'2" x 5'2" (3.11 x 1.58)

Workshop 13'8" x 10'2" (4.17 x 3.11)

Workshop/Storage 12'5" x 10'2" (3.80 x 3.11)

Floor Plan

GROUND FLOOR
1583 sq.ft. (147.1 sq.m.) approx.

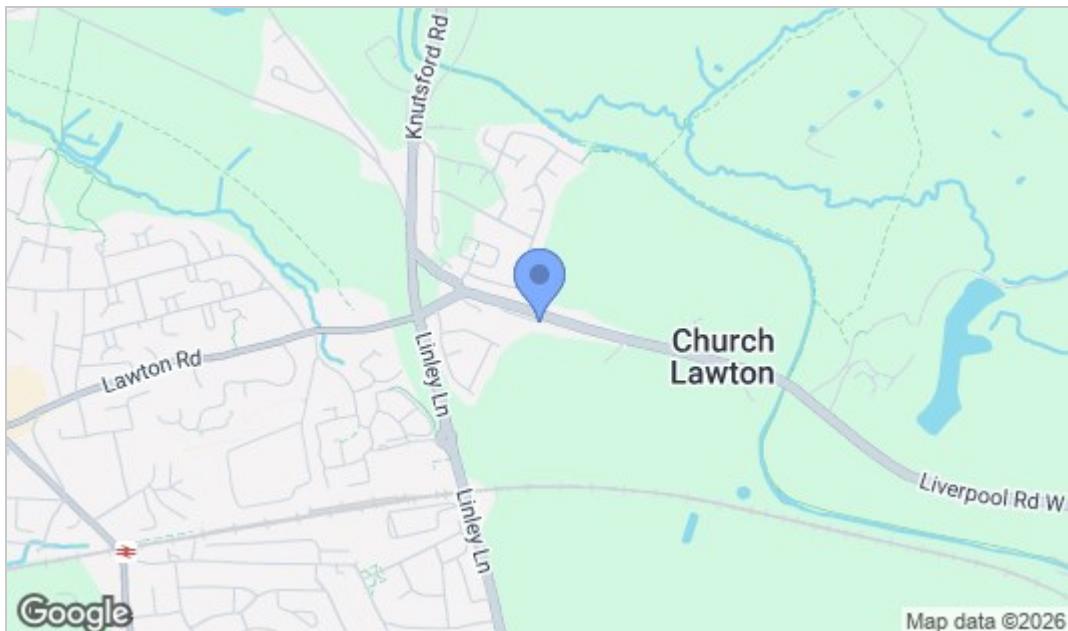


TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.

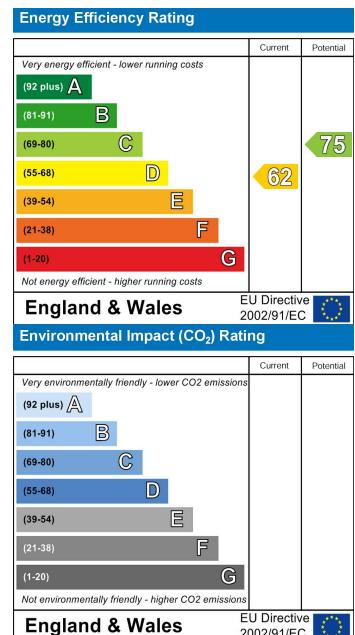
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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