



Liverpool Road East,
Church Lawton



01782 970222

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£275,000

This brand new semi-detached bungalow with good sized rear garden, in a highly sought after location with open views and excellent access to the M6 motorway. Designed for modern living, the property offers spacious, high quality accommodation throughout and is ready to move straight into with no onward chain. The accommodation briefly comprises a welcoming hallway leading to a superb open plan living, dining and kitchen area. The kitchen is fitted with a contemporary range of units and incorporates a selection of integral appliances, creating a sleek and practical space ideal for both cooking and entertaining. There are two well-proportioned bedrooms and a stylish shower room finished with modern fixtures and fittings. Externally, the property enjoys ample off-road parking together with an electric vehicle charging point. As an all-electric home, it benefits from modern energy-efficient features including underfloor heating ensuring both comfort and convenience. This impressive bungalow presents a rare opportunity to purchase a newly built home in a desirable setting, perfectly combining practicality with style.





Agents Notes

Underfloor floor heating and hot water via a air source heat pump..

Integrated kitchen appliances including fridge, freezer, dishwasher, oven, hob, extractor and microwave.

New build warranty with Advantage.

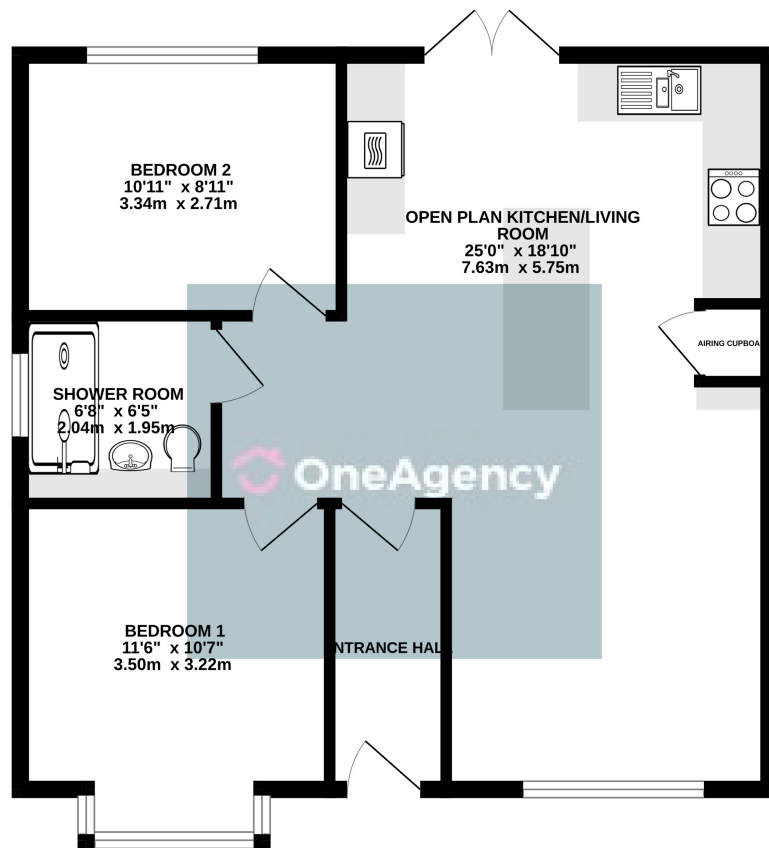
Septic tank with eco-water treatment plant.

Maintenance info to follow.

Newcastle Under Lyme Borough Council Tax Band TBC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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