



12 Church Street

ST7 8DE

£339,000



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STEPHENSON BROWNE

Nestled in the charming Church Street of Audley, Stoke-On-Trent, this Grade II listed building built in 1855 is one of four Gothic buildings by architect William White. Boasting a rare blend of historical charm and modern comfort, this property is a unique find in today's market.

As you step inside, you are greeted by a spacious lounge adorned with a traditional open fireplace, perfect for cosy evenings. The kitchen/dining room is a delightful space featuring a range of wall and base units with a Range cooker, the utility room is a practical addition with a Belfast sink and additional storage space and there is also a handy downstairs W.C.

Venture upstairs to the first floor and discover the luxurious three-piece bathroom suite complete with a heated towel rail and striking freestanding feature bath with shower over and an integral storage cupboard and feature fire place. The first floor also offers two bedrooms with fitted wardrobes to bedroom three. The second floor of this wonderful property houses two further double bedrooms, one with fitted cupboards providing ample storage space. Each of these rooms offer their own view - one overlooking the church and the other showcasing beautiful rear aspects through the Velux window.

This property also surprises with a vast cellar, offering endless possibilities for storage or conversion. Situated on the high street, the house enjoys a prime location within walking distance of local amenities, shops, restaurants, and excellent schools.

Step outside to the stunning and private rear garden, a true oasis featuring a decked seating area and a separate garden space adorned with mature plants and shrubbery. Whether you are looking for a peaceful retreat or a space to entertain, this garden offers the best of both worlds.

Don't miss the opportunity to own this exceptional property that seamlessly blends history with modern living. Book a viewing today and envision the lifestyle that awaits you in this remarkable home!



Ground Floor

Porch

Lounge

20'1" x 17'1"

Kitchen/Dining Room

13'10" x 11'10"

Utility

10'1" x 9'11"

W.C

First Floor

Landing

First Floor

Landing

Bathroom

15'0" x 11'2"

Bedroom Three

15'9" x 11'1"

Bedroom Four

9'5" x 5'10"

Second Floor

Bedroom Two

17'5" x 12'11"

Bedroom One

17'5" x 13'8"

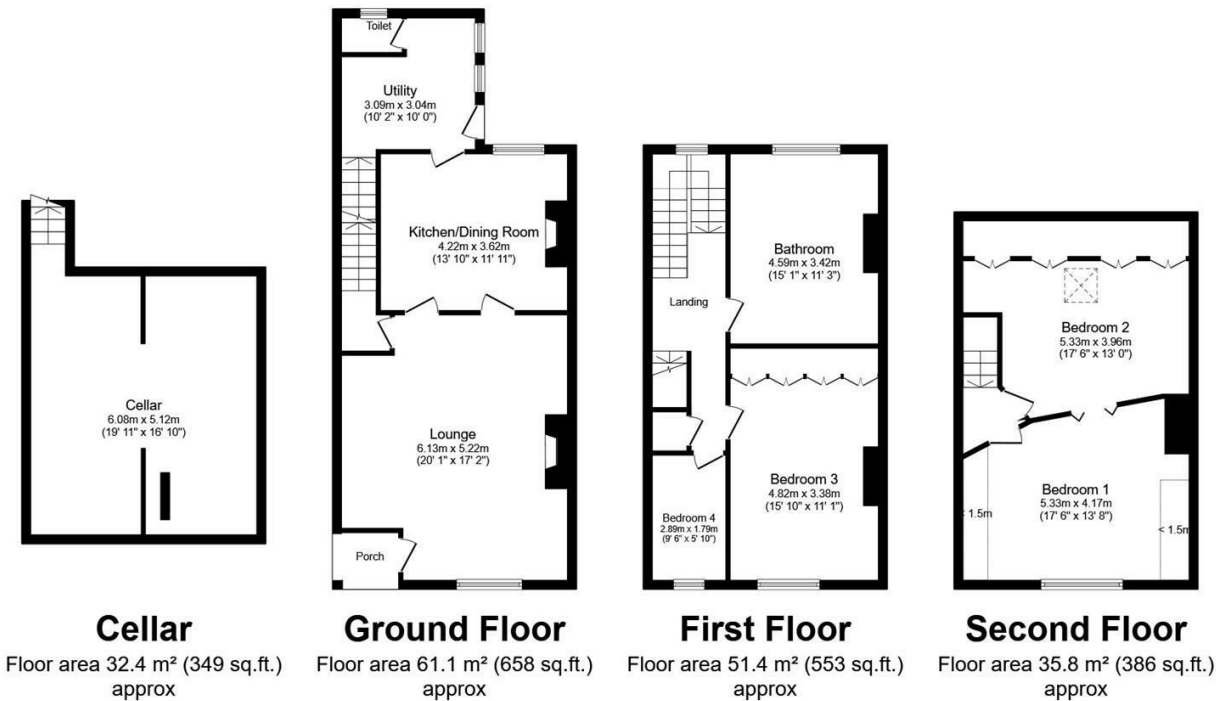


- Grade II Listed Victorian Three Storey Town House
- Beautiful Original Features & Well Maintained Throughout
- Spacious Lounge
- Kitchen/Dining Room
- Utility Room & Downstairs W.C
- Four Bedrooms
- Luxurious Bathroom Suite
- Large Cellar - New Roof with 20 Year Guarantee
- Private Rear Garden & Decked Area
- Free parking available adjacent to the Butchers Arms & also located outside the Church Hall on Wilbrahams Walk.





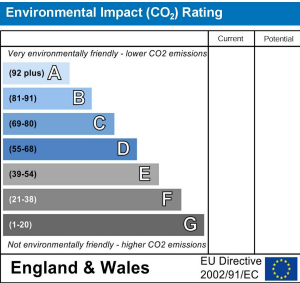
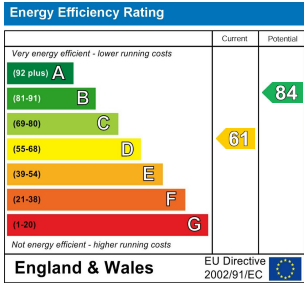
Floor Plan



Total floor area 180.8 m² (1,946 sq.ft.) approx
Restricted height areas 3.2 m² (35 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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