



191 Nantwich Road

ST7 8DL

£270,000



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STEPHENSON BROWNE

Set back from Nantwich Road, this attractive three-bedroom semi-detached home enjoys a pleasant degree of privacy, with a driveway to the front leading to the garage and a lawned frontage.

Inside, the accommodation begins with a welcoming entrance hall featuring useful under-stairs storage. To the left of the entrance hall is the spacious living/dining room, a bright and versatile space with a bay window to the front and French doors opening into the conservatory, making it ideal for both everyday family living and entertaining. The conservatory enjoys lovely views over the garden and the open fields beyond.

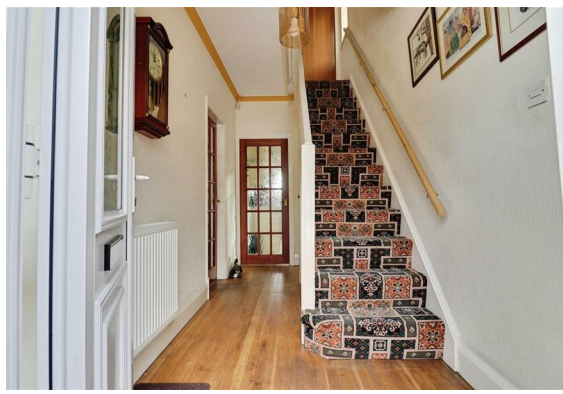
To the rear of the entrance hall is the kitchen, which benefits from a door opening out to the rear of the property, providing convenient access to the garden.

Stepping out from the conservatory, you are welcomed onto a wooden decking area, perfect for outdoor seating and dining. Steps lead down to a generous grassy garden area which backs onto open fields and enjoys truly stunning, far-reaching countryside views.

To the first floor are two well-proportioned double bedrooms, a third single bedroom or ideal home office, and a family bathroom.

The driveway leads to the garage, which is complemented by a useful storage room located beneath the garage, accessed via a door from the rear, offering excellent practical storage options. While the property would benefit from updating throughout, it presents a fantastic opportunity to create a beautiful family home in a sought-after setting, making the most of the space, layout, and exceptional outlook.

Located within the popular village of Audley, close to local amenities, well-regarded schools, and transport links, early viewing is highly recommended to fully appreciate the potential and setting on offer.



Ground Floor

Entrance Hall

5'11" x 13'8"

Living/Dining Room

11'2" x 27'3"

Conservatory

9'8" x 11'9"

Kitchen

6'6" x 17'11"

First Floor

Bedroom One

10'1" x 12'5"

Bedroom Two

14'5" x 10'7"

Bedroom Three

6'7" x 8'4"

Bathroom

7'1" x 7'7"

Garage with Storage Room Below

9'3" x 19'2"



- ***NO CHAIN!!***Set back from Nantwich Road with driveway, garage and lawned frontage
- Three-bedroom semi-detached home with excellent potential
- Spacious living/dining room with bay window and French doors
- Conservatory enjoying open views over the rear garden and fields
- Rear garden backing onto open countryside
- Decked seating area ideal for outdoor entertaining
- Two double bedrooms plus third bedroom/home office
- Garage with useful additional under-garage storage
- Sought-after Audley village location close to amenities and schools
- Tenure- Freehold Council Tax Band- C Council- Stoke-On-Trent



Floor Plan



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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STEPHENSON BROWNE

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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