



**39 Chester Road**

ST7 8JD

**Offers Over £150,000**



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STEPHENSON BROWNE





A beautifully presented and recently renovated two bedroom mid-terraced home in Audley, offered for sale with no onward chain!

Having undergone a scheme of modernisation and improvement over the past few months, this stylish and characterful fore-courted mid-terrace home would be an ideal first time buy!

Internally, property features two sizeable reception rooms (the front reception room having a ready-built media wall), a modern kitchen and family bathroom to the ground floor, whilst the first floor features two generous double bedrooms. To the rear of the property is a yard with rendered walls and privacy fencing. The property also features a cellar which offers further storage space, whilst a spacious loft offers the opportunity to be converted into a further bedroom subject to the relevant planning permission and building regulations.

Situated on Chester Road in Audley, the property benefits from a quiet village location with a number of amenities within easy walking distance, including several shops, restaurants and pubs, whilst several schools including Ravensmead Primary School and Wood Lane Primary School. Commuting links such as the A500, A34 and M6 are also with easy reach.

A fantastic home which is ready to move into and has no onward chain! Please contact Stephenson Browne to arrange your viewing.



### Front Reception Room

13'5" x 11'4" (4.095 x 3.456)

Composite front door, UPVC double glazed window, ceiling light point, radiator, media wall.

### Rear Reception Room

13'1" x 13'0" (3.989 x 3.966)

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, feature timber hearth, access to the cellar.

### Kitchen

13'9" x 6'0" (4.214 x 1.834)

Laminate tile effect flooring, UPVC double glazed window and rear door, ceiling strip light, loft access, one and a half bowl sink with drainer, Hotpoint double oven, hobs and cooker hood, tiled splashback, combi boiler, wall and base units providing ample storage.

### Utility Area

UPVC double glazed window, laminate tile effect flooring, space and plumbing for appliances.





**Bathroom**

7'9" x 4'8" (2.366 x 1.437)

Laminate tile effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with vanity unit, bath with overhead shower, part tiled walls.

**Landing**

Fitted carpet, ceiling light point, loft access.

**Bedroom One**

13'2" x 13'0" (4.035 x 3.985)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

**Bedroom Two**

13'7" x 11'8" (4.143 x 3.570)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

**Outside**

To the front of the property is a fore-court with gravel, whilst the rear yard features paved and graveled areas with rendered walls and privacy fencing.

**Cellar**

A useful cellar room with lighting - NB; restricted headroom.

**Council Tax Band**

The council tax band for this property is A.

**NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

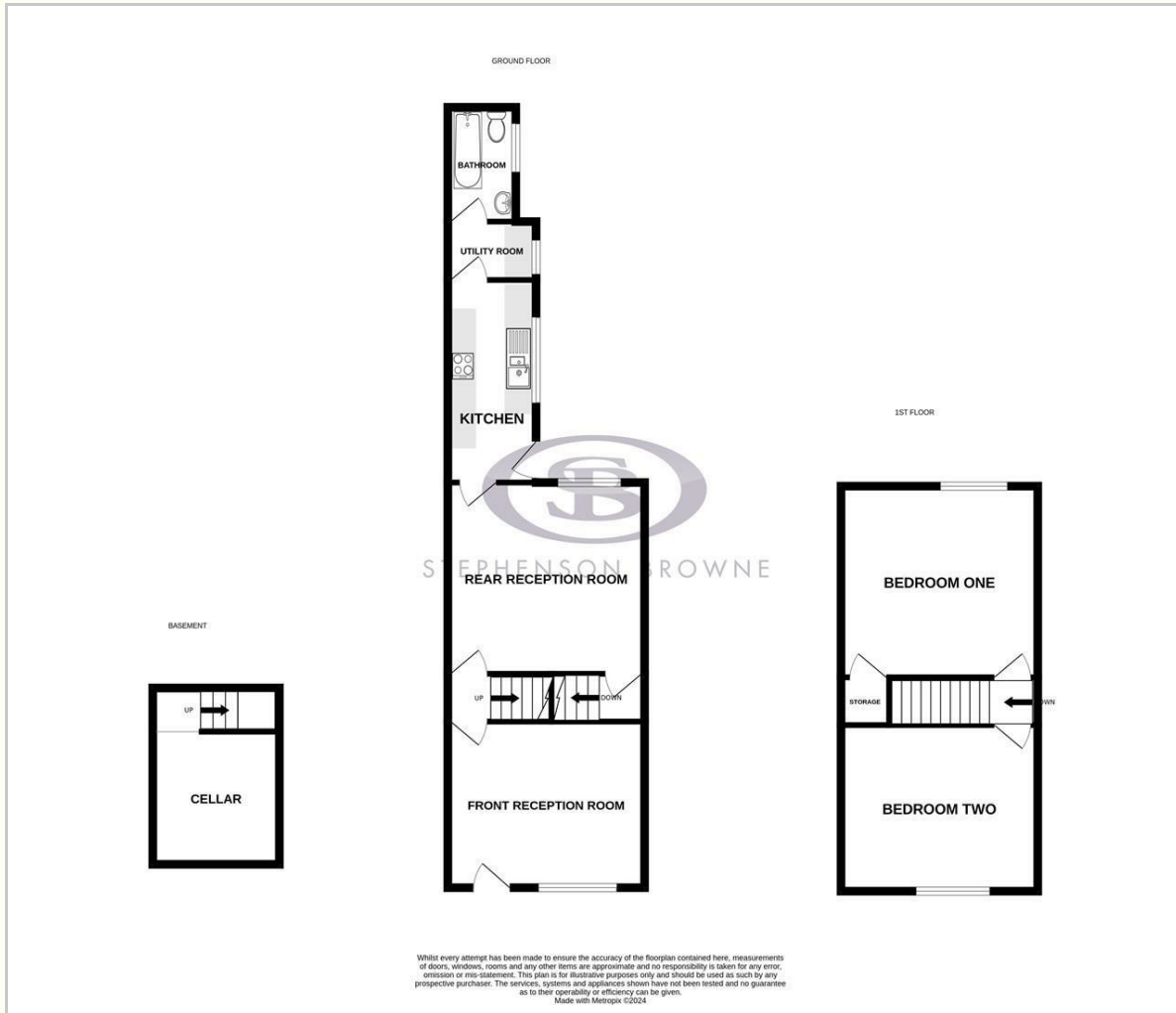
**NB: Copyright**

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## Floor Plan



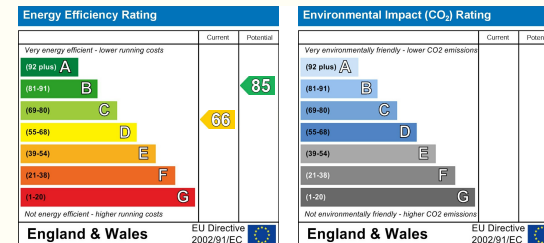
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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