



**53 Audley Road**  
ST7 2QW  
**£255,000**



## Charming Two-Bedroom Victorian Semi-Detached Home in the Heart of Alsager

This beautifully presented two-bedroom Victorian semi-detached home offers a wonderful blend of period charm and modern living, situated in the sought-after village of Alsager.

Stepping inside, a welcoming hallway provides access to a stylish front lounge featuring a bay window that floods the space with natural light. A second reception room at the rear offers additional versatile living space, perfect for dining or entertaining. The kitchen has been thoughtfully planned, showcasing contemporary fittings and finishes, and opens into a practical utility room.

Upstairs, the first floor boasts two generously sized double bedrooms and a sleek, modern family bathroom.

Externally, the home features a well-tended forecourt garden to the front. Gated side access leads to a charming, enclosed cottage-style rear garden. This peaceful outdoor space includes a stone and gravel patio—perfect for relaxing—along with a rose arch leading to a lawn bordered by mature shrubs, plants, and trees. A further seating area and a garden shed complete this delightful setting.

Located on Audley Road, the home is within easy walking distance of Alsager railway station, offering regular connections to Crewe and beyond. The area is also well served by a range of highly regarded schools and local amenities, making this a perfect choice for professionals, couples, or small families alike.



## Living Room

11'6" x 10'7"

With front-facing uPVC bay window, feature fireplace, cast iron surround and granite-effect hearth. Built-in shelving to chimney recesses, decorative cornicing, picture rail, solid wood flooring, and radiator.

## Dining Room

13'1" x 12'2"

With rear-facing uPVC window, feature fireplace with multi-fuel burner on a quarry-tiled hearth, solid wood flooring, decorative cornicing, picture rail, radiator, and stairs to the first floor.

## Kitchen

9'1" x 8'9"

With side-facing upVC window and door leading to the rear garden. Fitted painted solid pine units with roll-edge worktops, stainless steel 1.5 bowl sink with mixer tap. Integrated electric oven, ceramic hob with extractor, space for fridge/freezer. Tiled splashbacks and flooring, inset ceiling spotlights, and radiator.

## Utility Room

8'2" x 4'9"

Practical utility space with side and rear upVC windows. Fitted base unit, roll-edge worktop, stainless steel sink with drainer. Plumbing for washing machine, tiled splashbacks and flooring, and radiator.

## Master Bedroom

13'5" x 11'3"

Stylish master bedroom with two front-facing uPVC windows, decorative ceiling cornicing, and radiator.

## Bedroom Two

12'4" x 9'1"

Rear-facing uPVC window with garden views, radiator, and a useful walk-in wardrobe/storage cupboard.

## Bathroom

7'1" x 8'9"

Elegant bathroom with white suite including roll-top bath with shower attachment, pedestal basin, and low-level WC. Rear uPVC window, heated towel rail, built-in cupboard housing combi boiler, tiled floor, and inset spotlights.

## Council Tax Band

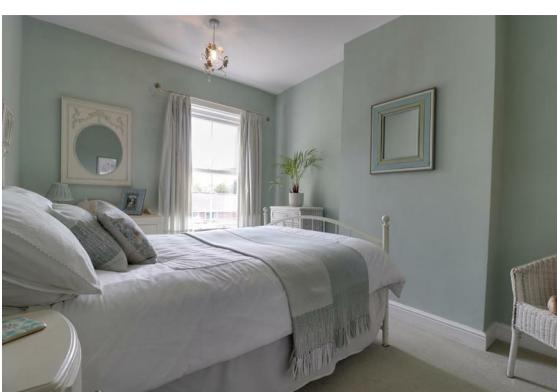
The council tax band for this property is B.

## 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.

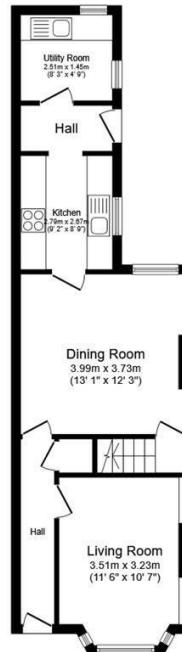
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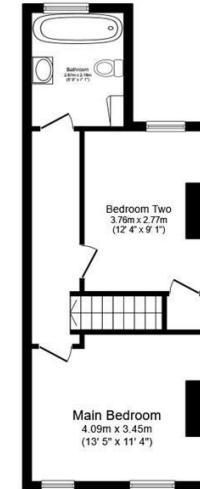


## Floor Plan



Ground Floor

Floor area 46.8 sq.m. (504 sq.ft.)



First Floor

Floor area 38.8 sq.m. (418 sq.ft.)

Total floor area: 85.7 sq.m. (922 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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

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

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