



6 Audley Road

ST7 2QL

Offers Over £235,000



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STEPHENSON BROWNE

A sizeable semi-detached home with three well-proportioned bedrooms close to Alsager town centre and train station!

An excellent opportunity to purchase a three-bedroom semi-detached home with two reception rooms, offering a superb blend of characterful period features and modern living!

An entrance porch and hallway leads to a lounge with a separate dining room, which opens into the kitchen, and a rear hall/utility room leading to a downstairs W/C. To the first floor are three bedrooms and the family bathroom. To the front of the property is a paved driveway with a border hedge, whilst the delightful rear garden features lawned and patio areas and backs onto a field!

Situated on Audley Road in Alsager, the property is perfectly placed for the wealth of amenities in Alsager, as well as Alsager Train Station which is only a short distance away. Commuting links such as the M6, A500 and A34 are all within easy reach, whilst several schools including Excalibur Primary School are also nearby.

A fantastic family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Porch

Timber framed front door, tiled flooring.

Entrance Hall

Timber framed door leading into the porch, feature tiled flooring, ceiling light point, radiator, window to lounge.

Lounge

11'11" x 11'0"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator, feature fireplace, opening into;

Dining Room

13'6" x 13'1"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, log-burning stove.

Kitchen

12'9" x 9'10"

Laminate flooring, two UPVC double glazed windows, ceiling light point, stainless steel sink with drainer, tiled splashback, wall and base units providing storage, under stairs storage cupboard, space for a Range-style cooker.

Utility Room

10'1" x 8'5"

Laminate flooring, UPVC double glazed rear door and window, ceiling strip light, radiator, porcelain sink, space and plumbing for appliances.

Downstairs W/C

Laminate flooring, ceiling light point, feature radiator, W/C.

Landing

A galleried landing with fitted carpet, ceiling light point, radiator, storage cupboard and loft access.

Bedroom One

16'5" x 11'0"

Wooden flooring, two UPVC double glazed windows, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

13'0" x 11'1"

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

Bedroom Three

9'10" x 5'8"

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



Bathroom

6'7" x 5'4"

Tiled flooring, tiled walls, downlights, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

Outside

To the front of the property is a paved driveway and border hedge, whilst the rear garden features patio and lawned areas with border hedges, backing onto a field to the rear.

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.

NB: Copyright

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Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floor Plan



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

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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