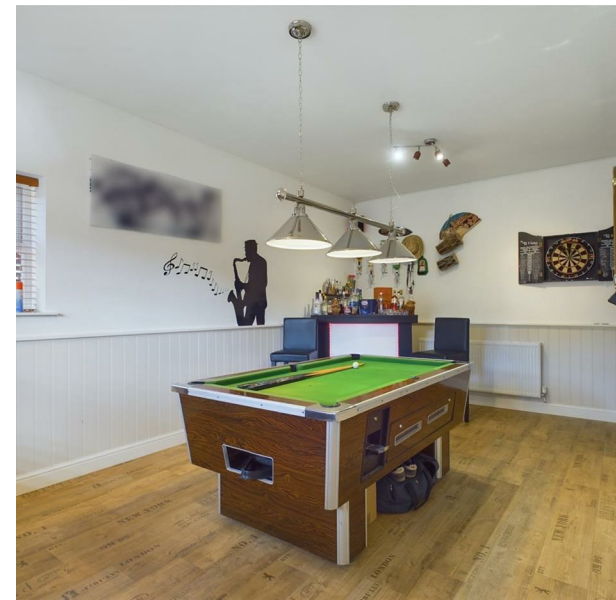


82-84 Hougher Wall Road, Audley, Stoke-On-Trent, ST7 8JA
Offers in the region of £580,000



82-84 Hougher Wall Road, Audley, Stoke-On-Trent, ST7 8JA

Offers in the region of £580,000

Council Tax Band: E

Explore the elegance of this true gem, for property buyers seeking country living with modern benefits. This unique 4/5 bedroom detached family home is designed to perfection.

Discover the lower floor's versatility with a games room/bar, gym, utility, and shower room – ideal for various needs like a granny annex or extra bedroom space. The ground floor boasts a spacious living room, open-plan kitchen, and cloakroom. Upstairs, you will find a master bedroom with dressing room, two further double bedrooms, an office/single bedroom, and a family bathroom.

Outside, enjoy parking for 3-4 vehicles, a landscaped garden with a lawn and patio with wooden pergola above.

Your perfect escape awaits. Elevate your lifestyle with this once-in-a-lifetime opportunity. Book your viewing now!

Ground Floor

Hallway

8'3" x 18'4"

Door and window to front elevation, centre light point, radiator, stairs to both lower and first floors

Living Room

11'5" x 21'11"

Bay window to front elevation, french doors to rear elevation and balcony area, two windows to side elevation, centre light point, radiator x 2 fire in modern surround.

Dining Kitchen

11'5" x 22'2"

Bay window to front elevation, window to rear elevation, Range of modern walnut style base and eye level units with integrated hob, extractor, oven, microwave and 1 1/4 sink and drainer with mixer tap. down light, radiator, ceramic flooring.

Cloak Room

8'5" x 3'4"

Window to rear elevation, wash hand basin, low level w.c, centre light point, radiator, half tiled walls

Lower Floor

Lower Hallway

8'4" x 6'1"

Window and door to rear elevation, centre light points, radiator, walk in storage cupboard.

Pool Room/Bar/Bedroom Five

11'4" x 19'11"

Window to side and rear elevations, centre light point, radiator

Utility Room

6'11" x 6'0"

Window to side elevation, range of wooden style base and eye level units with integral sink unit and drainer, down lights, radiator, ceramic flooring.

Shower Room

7'8" x 5'0"

Vanity wash hand basin, low level w.c, double walk in shower with mixer shower above, down lights, heated rowel rail.

Gym

16'2" x 10'2" (max)

Centre light point, walk in storage cupboard

First Floor

Landing

13'8" x 9'11" (max)

Centre light point, loft access

Master Bedroom

11'4" x 14'3"

Two window to front elevation and one to side elevation, under floor heating, centre light point, down lights.

Dressing Room

11'3" x 5'3"

Two Windows to rear elevation, one window to side elevation, range built in modern cloths storage, under floor heating, down lights.

Bedroom Two

9'4" x 9'9"

Window to front elevation, under floor heating, centre light point, storage cupboard

Bedroom Three

9'4" x 9'9"

Two window to rear elevation, range of build in bedroom furniture, under floor heating, centre light point.

Office/Bedroom Four

10'7" x 5'2"

Two window to front elevation, down lights, radiator





Bathroom

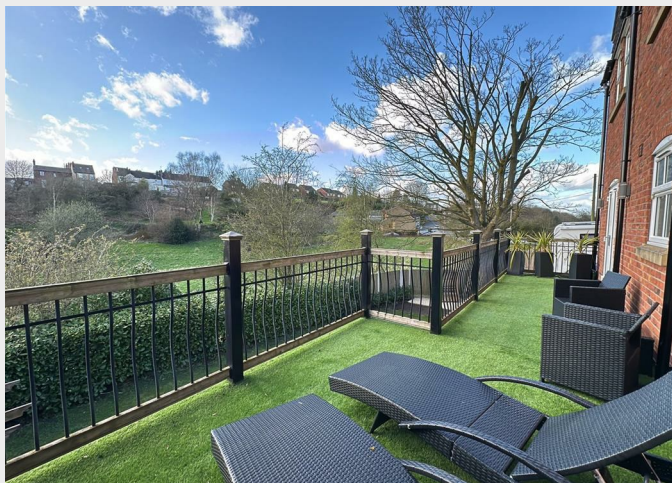
10'5" x 6'4"

Two windows to rear elevation , corner bath, low level w.c, double vanity sink with mixer taps, heated towel rail, fully tiled, down lights.

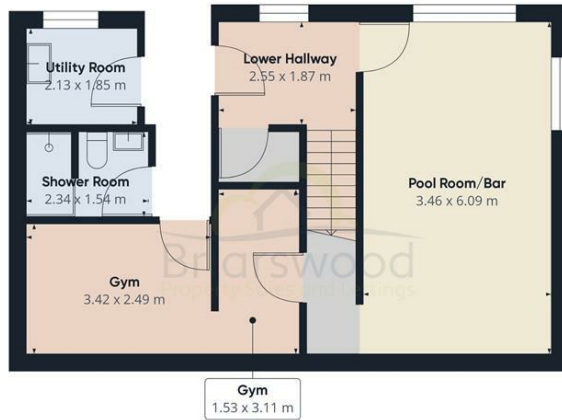
Exterior

Graveled path and drive ways to front and side elevation providing access to landscaped rear garden with lawn and patio area with wooden pergola above. There is also the raised balcony accessible from the living room with views over the countryside

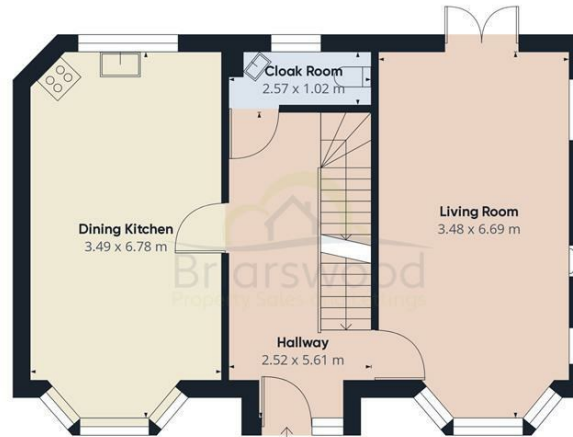
Freehold



31 High Street
Biddulph
Staffordshire
ST8 6AW
01782 479791
info@briarswood.co.uk
briarswood.co.uk



Floor 0



Floor 1



Floor 2

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	