

75 Queen Street, Audley, ST7 8HB  
Offers in the region of £190,000



# 75 Queen Street, Audley, ST7 8HB

## Offers in the region of £190,000

### Council Tax Band: A

Welcome to Queen Street, Audley - a charming semi-detached house nestled in the sought-after village of Audley. This delightful property boasts One reception room, Three cosy bedrooms, and a well-appointed bathroom, making it ideal for first-time buyers or a small family looking for a new home.

With 893 sq ft of living space, this house offers a comfortable and inviting atmosphere. The gas central heating and UPVC double glazing ensure that you'll stay warm and snug during the colder months, while also keeping energy costs down.

One of the standout features of this property is its picturesque location - backing directly onto open fields, you'll enjoy stunning far-reaching views right from your own backyard. Imagine waking up to the sight of lush greenery and rolling hills every morning!

Don't miss this opportunity to own a lovely home in a tranquil setting, where you can relax and unwind away from the hustle and bustle of city life. Queen Street, Audley is more than just a house - it's a place where you can create lasting memories and truly feel at home.

#### Hallway

6'2" x 4'5"

Door to front elevation, window to side elevation, centre light point, radiator.

#### Living Room

11'5" x 18'6"

Window to front elevation, french doors to rear elevation, gas fire and surround, centre light point, radiator.

#### Kitchen

11'1" x 6'3"

Window to rear elevation, Range of modern base and eye level units with work surfaces and sink unit and drainer. Strip light, radiator.

#### Hallway

5'8" x 2'8"

Door to side elevation, centre light point, store's x2

#### First Floor

#### Landing

10'4" x 2'8"

Window to side elevation, centre light point, loft access.

#### Bedroom One

11'1" x 11'8"

Window to front elevation, centre light point. radiator.

#### Bedroom Two

12'9" x 6'6"

Window to rear elevation, centre light point, Radiator.

#### Bedroom Three

8'11" x 8'9"

Window to front elevation, centre light point, radiator.

#### Bathroom

4'9" x 6'6"

Window to rear elevation, suite comprising, low level w.c, pedestal wash hand basin, paneled bath with mixer shower above, centre light point, fully tiled, radiator.

#### Exterior

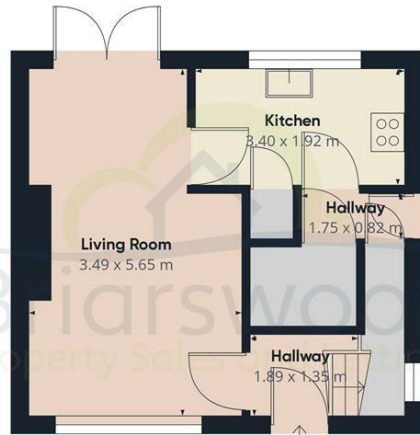
Paved and graveled garden to front elevation with planted beds and borders. To the rear elevation there are also paved and graveled gardens with planted beds and borders, this property backs directly onto open fields with far reaching views over the countryside.







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



Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	