

## 6a Church Street, Audley, ST7 8DE



**A lovingly renovated Grade II listed detached cottage brimming with charm, character and quirky features, located in the heart of the lovely village of Audley.**

**This beautifully presented home showcases exposed brickwork, original beams, striking porthole windows, vaulted ceilings to the first floor and a stylish blend of modern comforts throughout. Offering a spacious kitchen/diner, generous lounge, three bedrooms and two bathrooms and guest WC!**

**The property is ideally positioned close to local amenities, and excellent commuter links conveniently close by with the A500 and M6 Motorway.**

### **OIRO £200,000**



**Entrance**

Charming Character filled front door into entrance hall with double glazed floor to ceiling window to the side elevation, radiator, storage cupboard housing consumer unit, and meters with oak internal door to;



**Lounge 17'09 x 14'09**

Double glazed window to the side elevation, double glazed French doors to the side elevation, beautifully exposed brick, and wooden beams, under stairs storage cupboard and radiator.



**Kitchen/Diner 24'11 x 8'09**

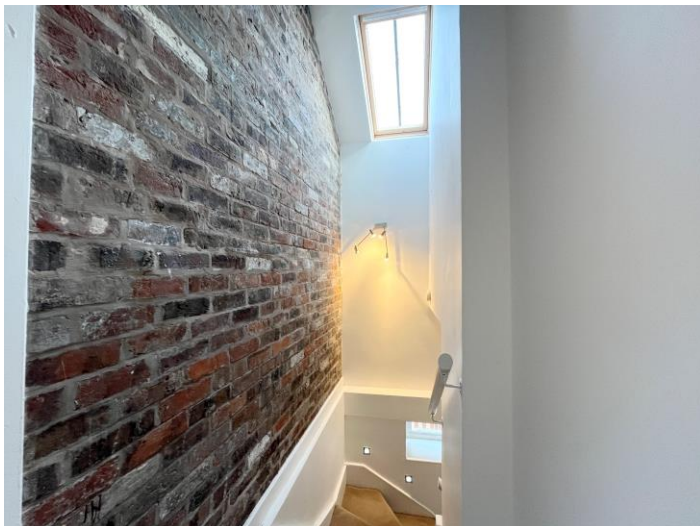
Range of base, wall, and drawer units in shaker style with contrasting work surfaces over and inset drainer. Breakfast bar, stainless steel sink unit, built in oven, Kuppersbusch hob, extractor fan, freestanding dishwasher, freestanding fridge freezer, chrome tall radiator, beautifully exposed brick and wooden beams, double glazed bi-folding doors to the front elevation, double glazed window to the rear elevation, radiator.





### Stairs to first floor landing

Turning staircase, double glazed window to the front elevation, Velux skylight, exposed brick, and wooden beams.



### Bedroom One 14'07 x 12'00

Double glazed window to the side elevation, Velux skylight, radiator and exposed wooden beams.



### En-suite

Enclosed fully tiled shower unit with mains fed shower over, low level WC, pedestal wash hand basin, part tiled walls, chrome ladder towel rail, Velux skylight and exposed brick and wooden beams.



### **Bedroom two 12'01 x 10'03**

Double glazed porthole window to the front elevation, Velux sky light, radiator, exposed brick, and beams.



### **Bedroom Three 12'02 x 9'06**

Double glazed porthole window to the front elevation, Velux sky light, radiator, exposed brick, and beams.



### **Bathroom**

L shaped panel bath, with mains fed shower over, low level wc, pedestal wash hand basin, chrome ladder towel rail, part tiled walls, Velux sky light, cupboard housing combi boiler and exposed brick and wooden beams.



### **Externally**

Cobbled area to the front of the property suitable for one small vehicle to park.

**EPC-E**

**Council Tax-D**

**Tenure- Freehold**

**Grade II Listed Building**

### **Viewing Arrangements:**

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

### **Hours of Business:**

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

### **Important Notice:**

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



