

STEPHENSON BROWNE

Nantwich Road, Audley

ST7 8DY

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Offers Over £275,000

Description

FIELD VIEWS - Stephenson Browne are delighted to bring to market this charming character property within the ever popular location of Nantwich Road, Audley. Waggon Cottages is a delightful THREE BEDROOM SEMI DETACHED cottage that offers an array of quaint features throughout along with a sizeable plot, having gardens to front and rear, and being surrounded by fields.

On entry, you are welcomed into the exceptional lounge space which provides a lovely exposed brick fireplace featuring a log burner, wooden ceiling beam and original wood flooring throughout. The room is plenty large enough to incorporate a dining table if desired, or there is room to do this is the kitchen - showing just how versatile the floorplan is. The kitchen hosts a range of units, and space for all the integral appliances needed, and located just off here is a sizeable hallway providing internal access to the garage, a stable door to the garden and entry to the sun room, which stretches along the rear of the property and gives you an open look onto the garden and fields behind. Also to the ground floor is the bathroom including a three piece suite with over the bath shower. The first floor offers a spacious landing, an extremely generous principle bedroom, a second double bedroom and a third good size single.

Externally, the property enjoys an impressive plot size, with a driveway suitable for two cars and a decorative, established garden adjacent at the front elevation. At the rear there is a lawn, multiple areas ideal for seating or alternate outdoor furniture, decorative borders home to a range of plants and flowers and a low hedgerow boundary allowing far reaching views to the fields behind.

To truly appreciate this wonderful home's charm, character and location, viewings come highly recommended. Call Stephenson Browne today to arrange yours!













Room Descriptions

Lounge
19'2" x 12'8"
A fantastic reception room with a feature exposed brick chimney containing log burner, wooden ceiling beam, wood flooring, two ceiling light fittings, ample sockets, radiator, two double glazed cross hatch style windows to front and rear elevations, UPVC door with double glazed cross hatch insert opening to the front, and stairs to the first floor and door to...

Kitchen Diner
13'2" x 10'3"
Comprising of a range of wall, base and drawer units having wood effect working surfaces and an integrated sink with drainer. With space for a cooker, washing machine and fridge freezer, monochrome tile effect flooring, ample sockets, ceiling light fitting, double glazed cross hatch style window to front elevation, plenty of room for a dining table and an opening creating the short hall, leading to...

Bathroom
Consisting of a low level push flush WC, pedestal hand basin and fitted bath with over the bath shower, tiled walls, tiled flooring, heated towel rail, double glazed cross hatch window to rear elevation and ceiling light fitting.

Hallway
With a UPVC double glazed door opening to the front, providing an additional entry point into the property, the hallway continues the whole length of the property, with wood flooring, ceiling light fitting, ample sockets, stable style door opening to the rear garden, integral door to the garage and open to...

Sun Room
24'0" x 5'0"
With wood flooring, double glazed windows along the rear elevation looking out to the garden and ample sockets.

Landing
A bright and airy space with a double glazed cross hatch window to rear elevation, ceiling light fitting, loft access via hatch and doors to all first floor rooms, including...

Bedroom One
12'10" x 11'11"
A generous principle bedroom enjoying wood flooring, ceiling light fitting, ample sockets, radiator, double glazed cross hatch style window to front elevation and door opening to storage.

Bedroom Two
10'1" x 9'3"
A good size second bedroom with three wall lights, double glazed cross hatch window to front elevation, ample sockets and fitted carpet.













Bedroom Three
9'10" x 9'9" (max measurements)
With a double glazed cross hatch window to rear elevation, overlooking the neighbouring fields, fitted carpet, ample sockets and ceiling light fitting.

Externally
The front elevation sits within a part brick wall, part hedgerow boundary, with a driveway to the side suitable for approximately two cars. There is a lawn home to soil borders incorporating a number of decorative shrubs, bushes and plants.

The main garden enjoys a variety of sectors including a lawn, seating areas consisting of slate chippings and a paved pathway leading to a patio where the current owners host a vegetable patch. The boundary incorporates hedgerow to both elevations, with a low level hedge to the rear overlooking the field views.

Garage
Having power and electricity.

Council Tax Band
The council tax band for this property is C.

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.





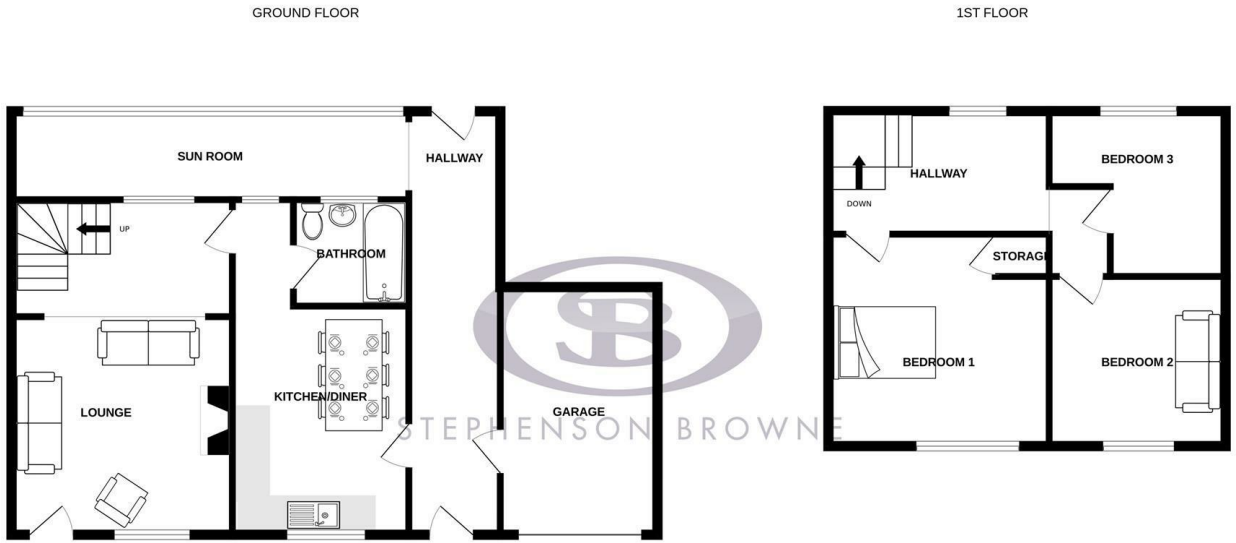








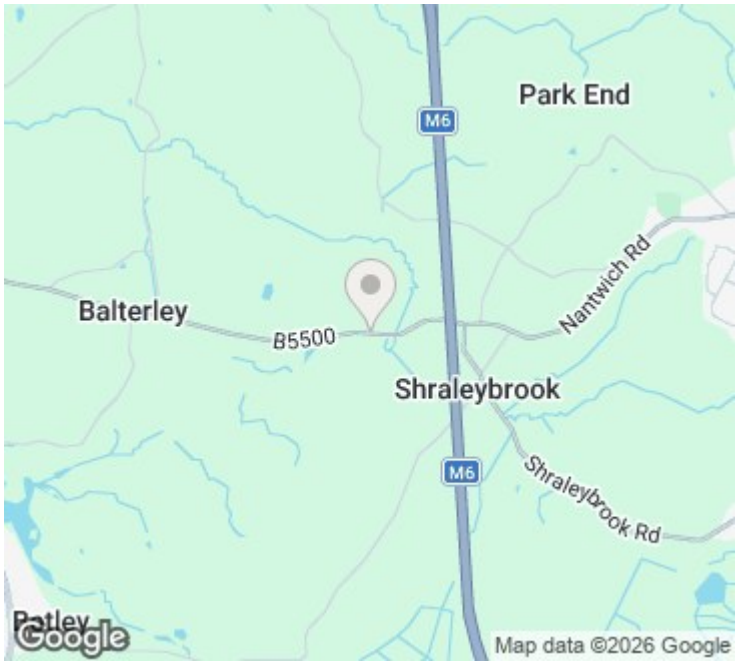
Floorplans



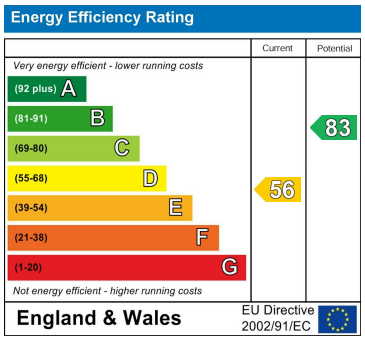
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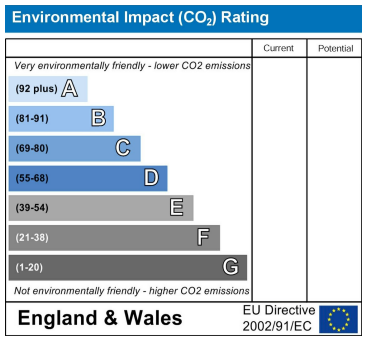
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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