



STEPHENSON BROWNE

## Wilbrahams Walk, Audley

ST7 8HL



**£225,000**

## Description

An excellent opportunity to purchase a traditional Victorian semi-detached home on one of Audley's most popular and picturesque roads, steeped in character and charm throughout! The property retains a number of period features, including stained glass within the front door, sash window and original tiled flooring to the hallway and dining room.

Although remaining a project to be completed, a number of upgrades have taken place since our current owners have owned the property, including; A new air-source heat pump and full new heating system, new UPVC double glazed windows to the rear, solar panels installed, loft installed installed, insulated internal boarding added to exterior walls, and a repainted bay window.

An entrance hallway leads to both reception rooms, with the kitchen/pantry and a rear hallway completing the ground floor. To the first floor are three bedrooms (two spacious doubles and a single bedroom), as well as the family bathroom. The property is forecourted to the front, whilst the generous rear garden features patio and lawned areas with a very useful outbuilding for storage.

Situated on Wilbrahams Walk, just off Church St in the centre of Audley, the property is ideally placed for the wealth of amenities available which include several pubs, a convenience store, several restaurants and a pharmacy. Commuting links such as the A500 and M6 are also within easy reach.

A project property which has had a number of jobs already completed and offering the opportunity to create an incredible period home! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

Original timber framed front door with feature stained glass windows, original tiled flooring, ceiling light point, radiator, coving.

## Lounge

11'6" x 11'6"

Timber framed sash bay window, wooden flooring, ceiling light point, radiator, open fire, coving.

## Dining Room

12'6" x 11'6"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator.

## Kitchen

10'1" x 5'11"

Brick flooring, UPVC double glazed window, ceiling strip light. Minimum measurements plus pantry/storage.

## Rear Hall

Tiled flooring, UPVC double glazed window, timber stable-style rear door.

## Landing

Fitted carpet, ceiling light point, loft access.

## Bedroom One

12'7" x 11'6"

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

## Bedroom Two

11'8" x 10'7"

Fitted carpet, timber framed window, ceiling light point, radiator.

## Bedroom Three

8'3" x 6'11"

Fitted carpet, timber framed window, ceiling light point, radiator.



### Bathroom

5'10" x 5'10"

UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, bath.

### Outside

To the front of the property is a forecourted garden, whilst the generous rear garden features lawned and brick-paved patio areas, as well as a useful outbuilding for storage etc.

### 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

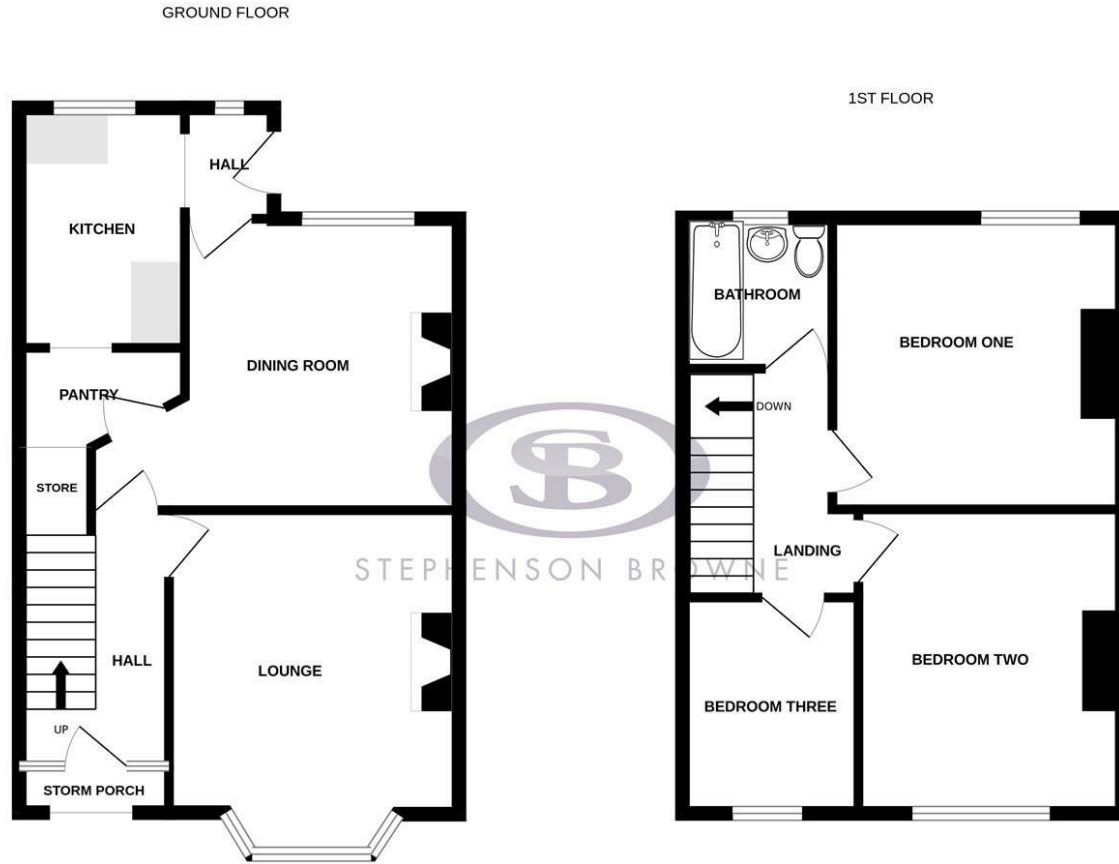
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### Alsager AML Disclosure

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.

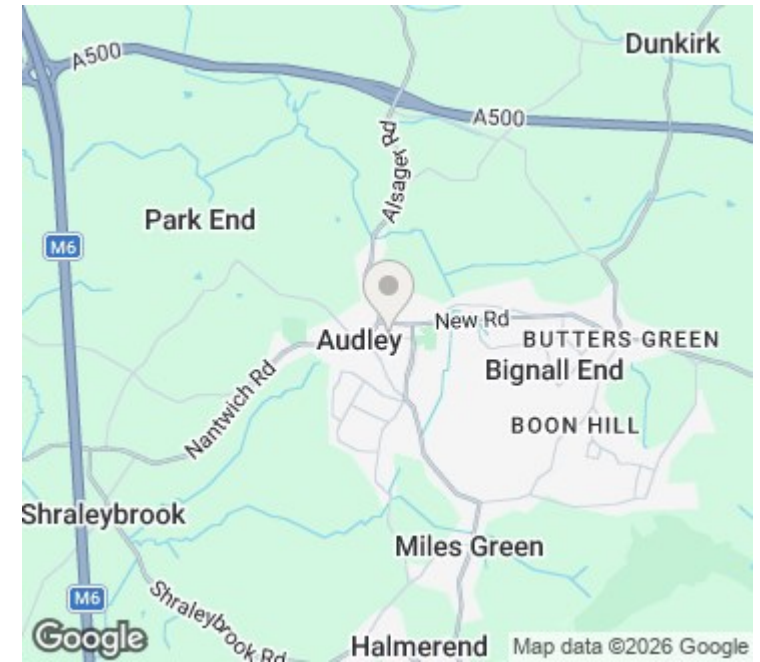


# Floorplans



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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>24</b>

# 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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