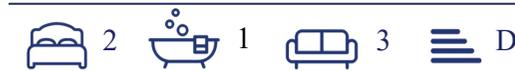




STEPHENSON BROWNE

## Nantwich Road, Audley, Stoke-On-Trent

ST7 8DH



£210,000



## DESCRIPTION

A characterful period semi-detached home in the village of Audley, which has been extended to offer a total of three reception rooms and is offered for sale with no onward chain!

Having been in the ownership of the same family since the 1950's, this home has been incredibly well-maintained and looked after over the years, and is now ready for a new lease of life. The property has a huge of kerb appeal, with character features such as picture rails and UPVC sash windows to the front elevation creating a perfect blend of period charm and modern efficiency.

The property features a total of three reception rooms, including a dining room, lounge and garden room, with the kitchen and a useful downstairs W/C completing the ground floor. Upstairs, there are two double bedrooms, as well as the family bathroom and the separate W/C.

To the front of the property is an elevated frontage with mature shrubs and a border hedge, whilst the sizeable well-established rear garden features lawned and patio areas, as well as a very useful brick-built workshop, summerhouse and two storage sheds. Featuring a host of mature shrubs and a rockery, this delightful garden creates an idyllic spot to relax and enjoy the outdoors.

Situated in a commanding position on Nantwich Road in Audley, the property is perfectly placed for a number of commuting links such as the M6, A500 and A34, with Alsager and Newcastle-under-Lyme both within easy reach. Several schools are nearby, including Ravensmead Primary School and Wood Lane Primary School, whilst the wealth of amenities within Audley are quite literally



on your doorstep, including the Boughey Arms pub, convenience stores and restaurants.

A well-presented and much-loved home which is full of character!  
Please contact Stephenson Browne to arrange your viewing.



# ROOM DESCRIPTIONS

## Dining Room

12'6" x 12'5"

Fitted carpet, timber front door, UPVC double glazed sash windows, ceiling light point, radiator.

## Lounge

12'10" x 12'4"

Fitted carpet, UPVC double glazed side window and timber framed single glazed window into the Garden Room, ceiling light point, radiator, gas fire, understairs storage cupboard/pantry.

## Kitchen

14'10" x 6'9"

Tiled flooring, timber framed single glazed window into the Garden Room with timber framed door, ceiling light point and ceiling strip light, part tiled walls, Worcester gas central heating boiler, radiator, one and a half bowl stainless steel sink with drainer, space and plumbing for appliances including; washing machine, dishwasher, freestanding cooker (all included). Wall and base units providing ample storage.



## Garden Room

11'2" x 8'10"

Fitted carpet, UPVC double glazed windows and rear door, ceiling light point, radiator.

## Downstairs W/C

4'3" x 3'3"

Tiled flooring, UPVC double glazed window, part tiled walls, ceiling light point, radiator, W/C, wash basin.

## Landing

Fitted carpet, ceiling light point, loft access.

## Bedroom One

12'7" x 12'6"

Fitted carpet, UPVC double glazed sash window, ceiling light point, radiator, wardrobe units included.

## Bedroom Two

12'9" x 9'4"

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



### **Bathroom**

10'8" x 6'9"

Tiled flooring, part tiled walls, two UPVC double glazed windows, ceiling light point, chrome towel radiator plus heated towel rail, airing cupboard, wash basin with vanity unit, bath, separate shower cubicle.

### **Separate W/C**

3'6" x 3'3"

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

### **Outside**

To the front of the property is a slightly elevated frontage with mature shrubs and border hedge, creating a characterful aspect with ample kerb appeal. The sizeable rear garden features patio and lawned areas, with a summerhouse and two storage sheds. A well-established garden, this outdoor space also features a host of mature shrubs and a rockery area.

### **Workshop**

11'6" x 4'9"

An adjoining brick-built workshop/store, with timber framed door and timber framed single glazed window, ceiling strip light and shelving.

### **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**

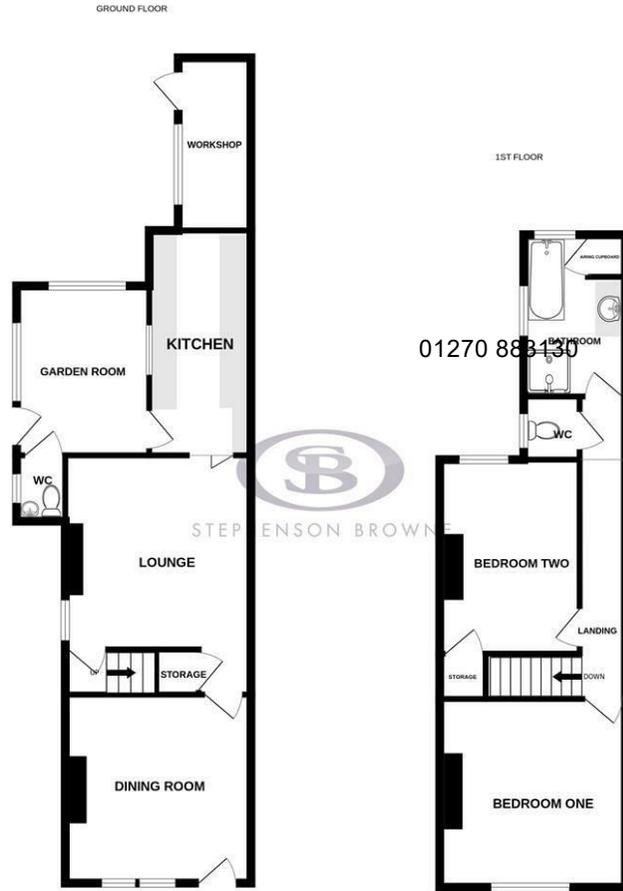
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### **Alsager AML Disclosure**

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.

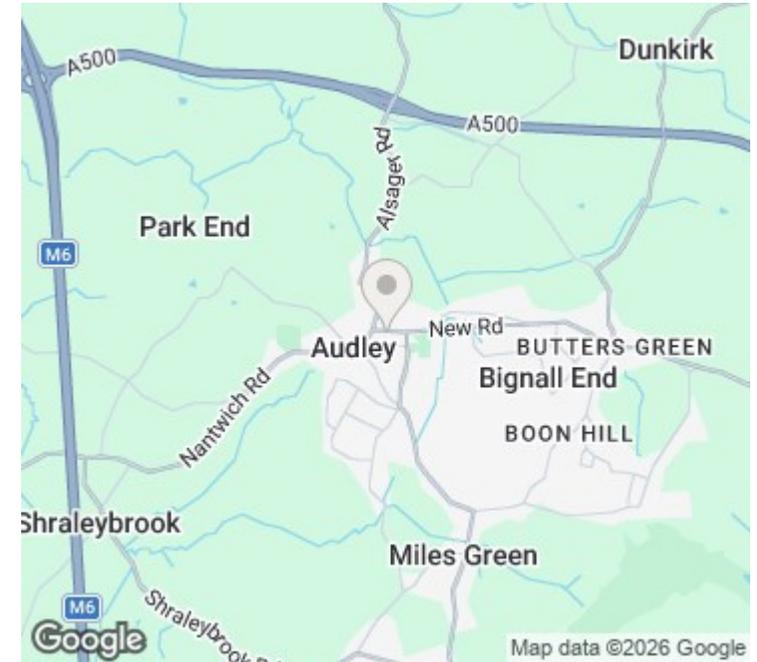


# Floorplans

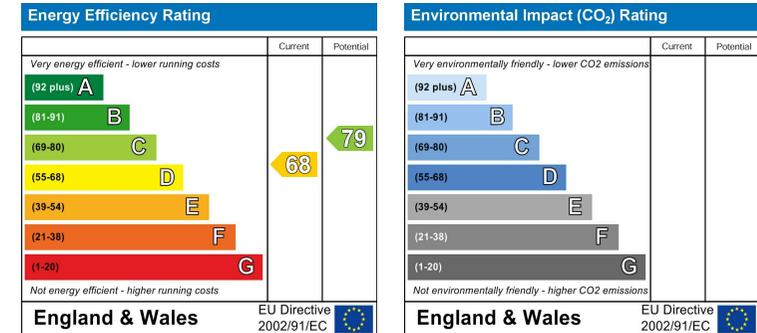


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 on the final page if you are interested in booking a viewing or require further information.

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