



STEPHENSON BROWNE

**Wereton Road, Audley,
Stoke-On-Trent**

ST7 8ER



£170,000

Description

A spacious THREE BEDROOM mid-terraced family home with a FIRST FLOOR BATHROOM and TWO RECEPTION ROOMS!

A well-proportioned mid-terraced home which offers much more than you may expect, and would make an ideal first time buy!

An entrance hallway leads to the lounge and the kitchen (featuring a host of integrated appliances and a breakfast bar), with a separate dining room benefitting from French doors leading to the rear garden/courtyard. Upstairs there are three spacious bedrooms and a family shower room.

The property is forecourted to the front, with a paved courtyard-style garden including border shrubs and outbuildings, offering an excellent degree of privacy!

Ideally situated in a semi-rural village position in Audley, Wereton Road provides easy access to commuting routes such as the A500, M6 and A34 whilst retaining a quiet position close to countryside. Several schools are nearby, including Sir Thomas Boughey Academy, Ravensmead Primary School and Wood Lane Primary School.

A property which most definitely needs to be seen to be fully appreciated - please contact Stephenson Browne to arrange your viewing!



Room Descriptions

Entrance Hall

Composite front door, vinyl laminate effect flooring, ceiling light point, radiator, access to the cellar.

Lounge

11'11" x 11'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, multi-fuel burner.

Kitchen

14'10" x 11'10"

Vinyl laminate effect flooring, UPVC double glazed window, downlights, radiator, stainless steel sink with drainer, radiator, wall and base units, space for Range-style cooker, integrated fridge/freezer, washing machine, dishwasher, separate freezer, breakfast bar.

Dining Room

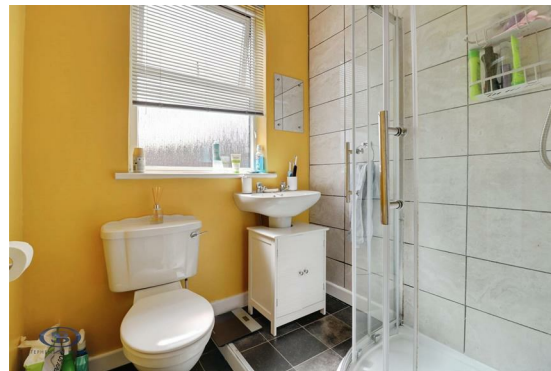
12'4" x 8'3"

Vinyl laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, access into alleyway.



Landing

Fitted carpet, ceiling light point, airing cupboard.



Bedroom One

11'10" x 11'8"

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

Bedroom Two

12'0" x 8'9"

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



Bedroom Three

11'10" x 7'1"

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



Shower Room

8'6" x 5'10"

Maximum measurements - Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

Outside

The property is forecourted to the front, with a paved courtyard style rear garden with border shrubs and outbuildings, offering an excellent degree of privacy.

Council Tax Band

The council tax band for this property is A.

Freehold 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.

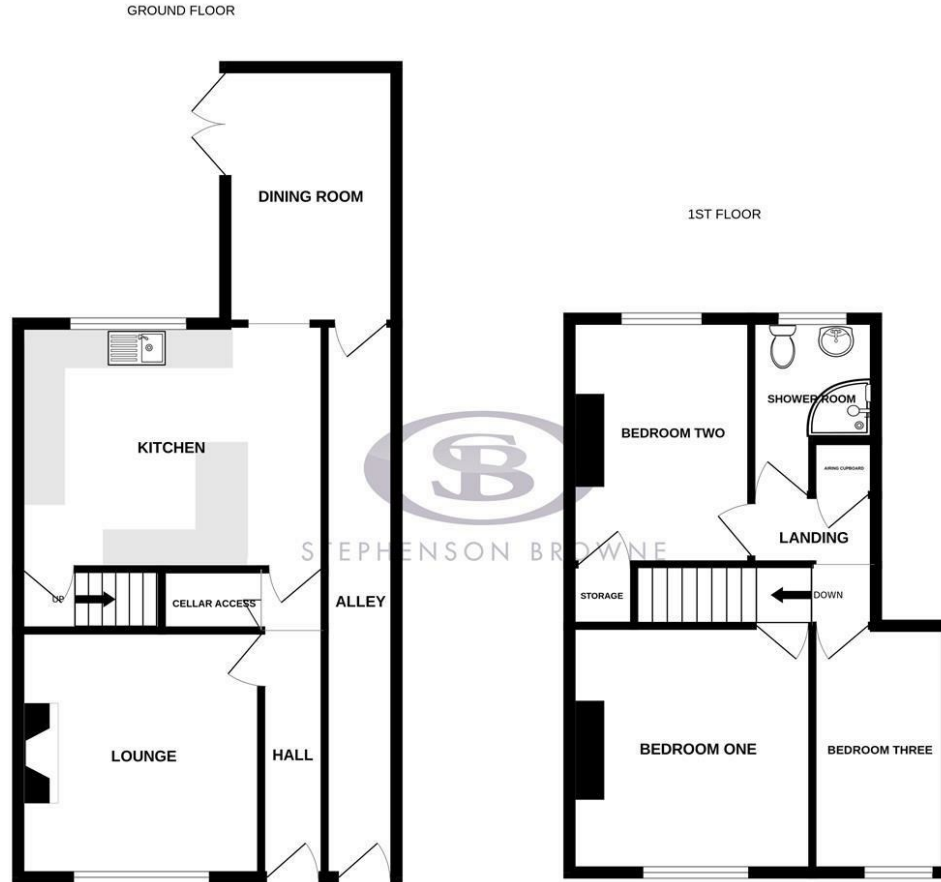
NB: Copyright

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Alsager AML Disclosure

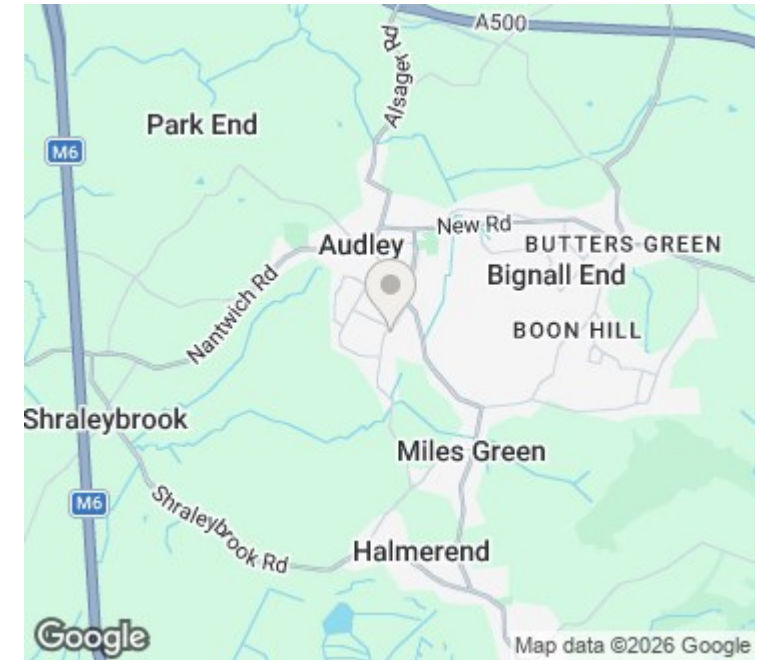
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Floorplans



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

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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