



STEPHENSON BROWNE

Vernon Avenue, Audley

ST7 8EF



£160,000

Description

A three-bedroom semi-detached family home offered for sale with no onward chain, benefitting from a Conservatory and a utility room!

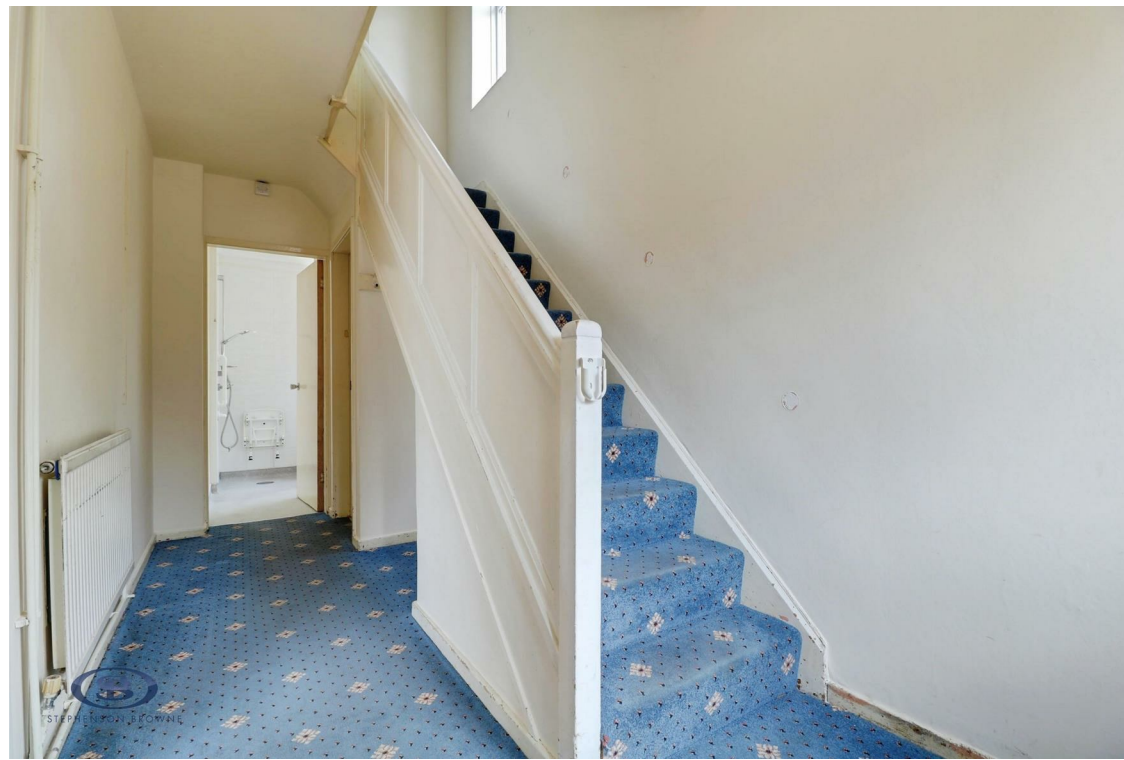
An excellent opportunity to buy a family home in a popular village location, which would be ideal for first time buyers looking to put their own stamp on their home.

An entrance hallway leads to the wet room, separate W/C and the lounge, which accesses the kitchen to the rear. Completing the ground floor is a Conservatory, utility room and a utility/storage cupboard space. Upstairs, there are three spacious bedrooms.

Ample off-road parking is provided via a paved frontage/driveway, whilst the rear garden features patio and artificial lawned areas.

Situated on Vernon Avenue in Audley, the property is ideally placed for a number of commuting links such as the M6, A500 and A34, whilst the wealth of amenities of Audley itself, Newcastle-under-Lyme and Alsager are all within easy reach. Several schools are also nearby.

An excellent opportunity to purchase a family home with fantastic potential, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

UPVC double glazed front door, fitted carpet, ceiling light point, radiator, under stairs storage.

W/C

Vinyl flooring, UPVC double glazed window, part tiled walls, ceiling light point, W/C.

Wet Room

7'0" x 5'5"

Maximum measurements - Wet room flooring, UPVC double glazed window, ceiling light point, extractor fan, chrome towel radiator, part tiled walls, corner wash basin, walk in shower.

Lounge

14'7" x 11'9"

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

Kitchen

12'7" x 7'6"

Laminate flooring, two UPVC double glazed windows and stable-style door leading to the Conservatory, radiator, one and a half bowl stainless steel sink with drainer, wall and base units, space and plumbing for appliances.

Conservatory

11'9" x 6'6"

Laminate flooring, UPVC double glazed windows and rear door, radiator.

Utility/Storage Cupboard

5'2" x 2'10"

Laminate flooring, space and plumbing for appliances, ceiling strip light.

Utility Room

9'4" x 5'1"

Laminate flooring, UPVC double glazed window, space and plumbing for appliances.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.



Bedroom One

13'7" x 9'11"

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

Bedroom Two

12'4" x 8'2"

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

Bedroom Three

10'1" x 7'8"

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

Outside

To the front of the property is a paved frontage providing off-road parking for multiple vehicles, whilst the rear garden features patio areas and an artificial lawn.

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

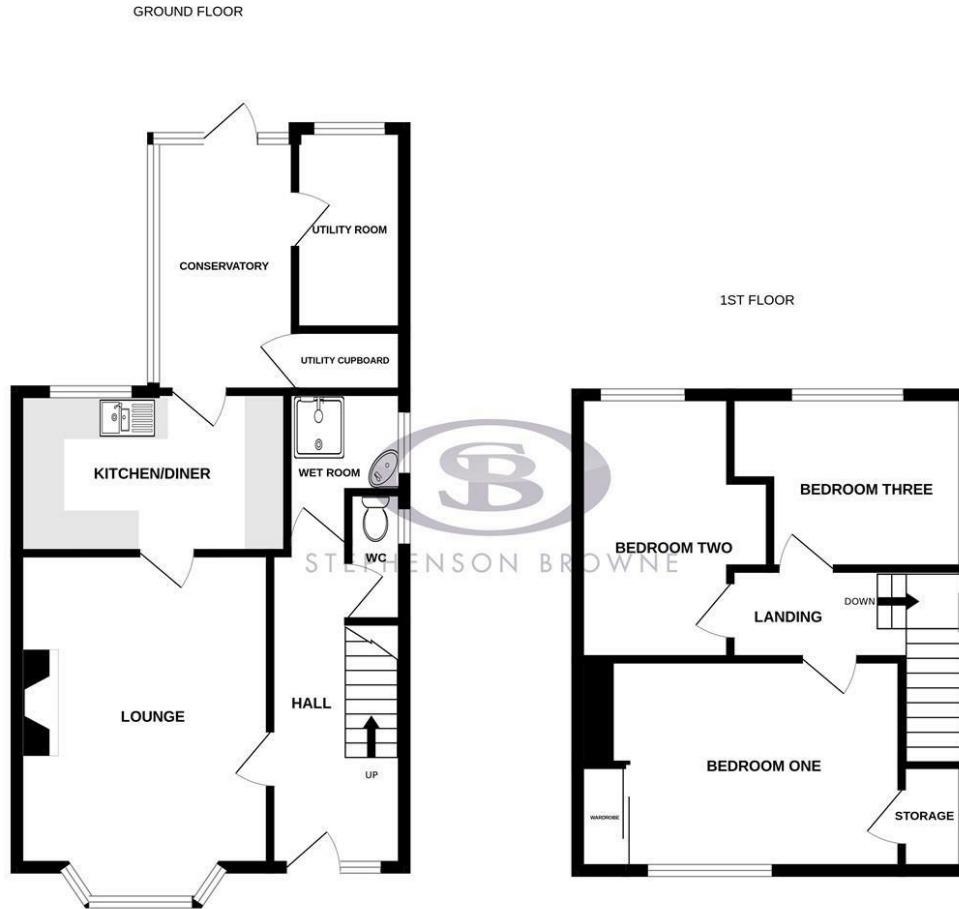
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Alsager AML Disclosure

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.

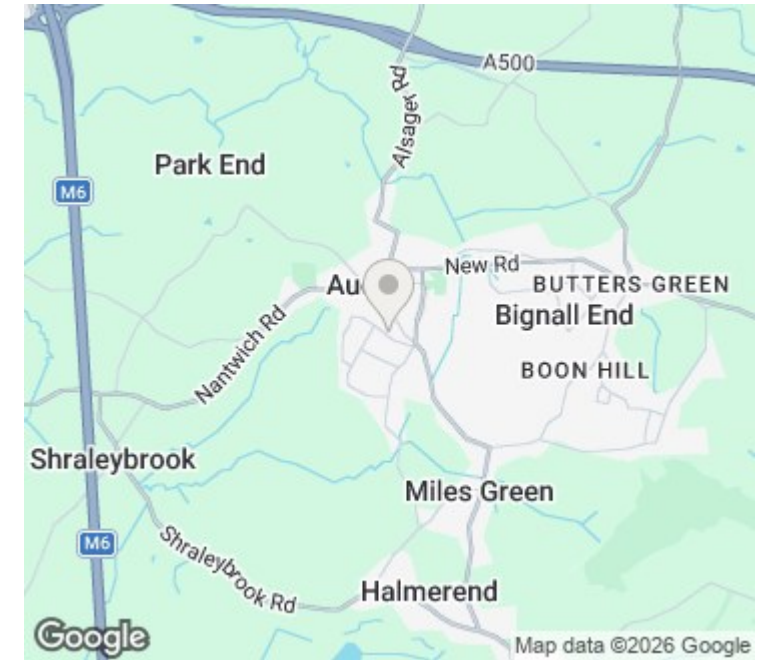


Floorplans



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		Environmental Impact (CO ₂) Rating			
	Current	Potential		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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