



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!

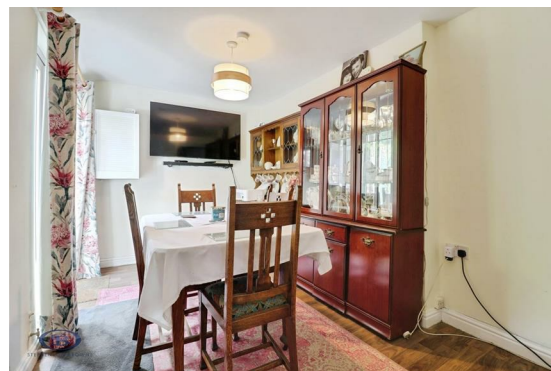
A well-proportioned mid-terraced home which offers much more than you may expect, and would make an ideal first time buy!

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

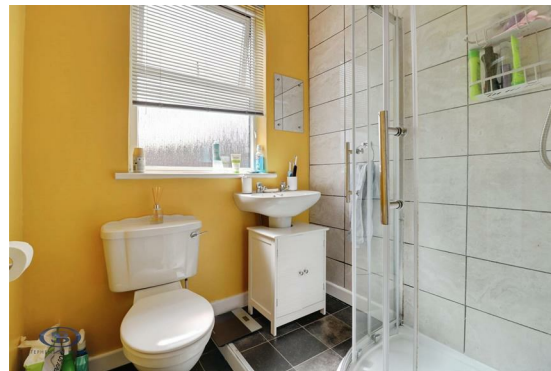
12'4" x 8'3"

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.

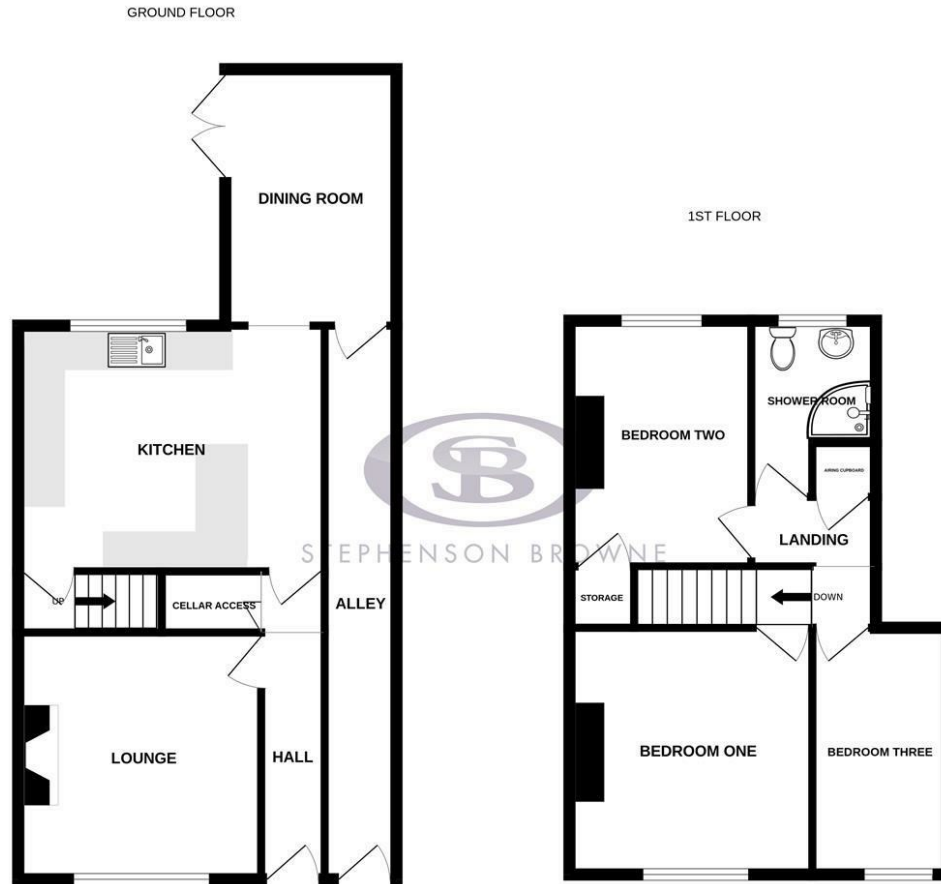
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Alsager AML Disclosure

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		81

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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