



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



The Bungalow Mill End Lane

Audley, Stoke-On-Trent, ST7 8JH

Offers In The Region Of £360,000



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Located on the edge of Audley, Stoke-On-Trent, The Bungalow on Mill End Lane presents an exceptional opportunity for those seeking a delightful rural bungalow. This three-bedroom property boasts stunning views that will captivate you from the moment you arrive.

The two reception rooms provide ample space for family gatherings or quiet evenings in. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal choice for families or those looking to downsize. In addition to its appealing interior, The Bungalow benefits from good commuting links, making it an excellent choice for those who travel for work or enjoy exploring the surrounding areas.

With some cosmetic improvement, this property will offer a perfect blend of tranquillity and convenience with stunning views and spacious living areas.

A viewing is highly recommended to appreciate the location and size of the property.

Directions

From Audley Community Center, ST7 8DH, turn right onto Nantwich Road, then right again at the roundabout onto Alsager Road. After approximately 0.8 miles on the Alsager road turn left onto Mill End Lane. Follow Mill End Lane for 0.3 miles before the property driveway is located on the left signposted by our 'For Sale' board.

Situation

The property is located on the outskirts of Audley, approximately 8.2 miles from Stoke-on-Trent, 8.6 miles from Crewe and 9.7 miles from Congleton.

Accommodation comprises

Front Entrance Door

Leading into hallway and giving access to: -

Bathroom/ Showerroom

9'2" x 8'11" max (2.81m x 2.73m max)

With fully tiled floor and walls, heated hand rail, low level WC, pedestal wash hand basin, panel bath, enclosed shower, airing cupboard off, a wooden frosted single glazed window to side aspect and a UPVC frosted double glazed window to the front aspect.

Kitchen

13'5" x 8'5" (4.10m x 2.57m)

With radiator, tiled floor, a range of floor mounted units with work surfaces over including a single bowl sink with drainage basin and an electric oven with extractor fan over, pantry off, UPVC double glazed windows to front and rear aspects and an external door to the side aspect.

Pantry

5'5" x 4'11" (1.66m x 1.52m)

With tiled flooring, floor mounted cupboards, shelving and a UPVC double glazed windows to the side aspect.

Living Room

13'4" x 11'11" (4.07m x 3.65m)

With radiator, carpet flooring, feature fireplace, UPVC double glazed window to side aspect and a large UPVC double glazed window extending both the rear and side aspect.

Dining room

10'11" x 13'5" (3.33m x 4.10m)

With carpet floor, feature fireplace, UPVC double glazed window and patio door to the rear aspect.

Master Bedroom

10'11" x 13'5" (3.33m x 4.10m)

With radiator, built-in wardrobes and UPVC double glazed windows to the side and rear aspects.





Bedroom Number Two
12'10" x 11'10" (3.93m x 3.63m)
With radiator, Herringbone block tiled flooring and UPVC double glazed windows to the front and rear aspects.

Bedroom Number Three
2.67m x 2.75m
With radiator, carpet floor and UPVC double glazed window to the front aspect.

Outside
The property benefits from a lawned garden area to the front and rear as well as a single garage. Adjoining the house is an outside WC and a storage/utility room



The property also benefits from a sizable plot to the side, which can be used for additional garden space or to create further parking or garage (subject to consents). The extent of the property is shown on the plan.

Garage
12'0" x 16'2" (3.67m x 4.93m)
With concrete flooring

Outside WC
2'9" x 5'6" (0.84m x 1.69m)
With low level WC and a frosted UPVC double glazed window to the side aspect

Storage/ Utility room
3'6" x 2'2" (1.08m x 0.67m)
With concrete flooring and plumbing for a washing machine

Countryside Views
The property boasts stunning countryside views to the rear of the property

Services
We believe the property is connected to mains electricity and water with a newly installed septic tank for drainage.

Viewings
By prior arrangement through the Agent.

Measurements
All measurements given are approximate and are 'maximum' measurements.

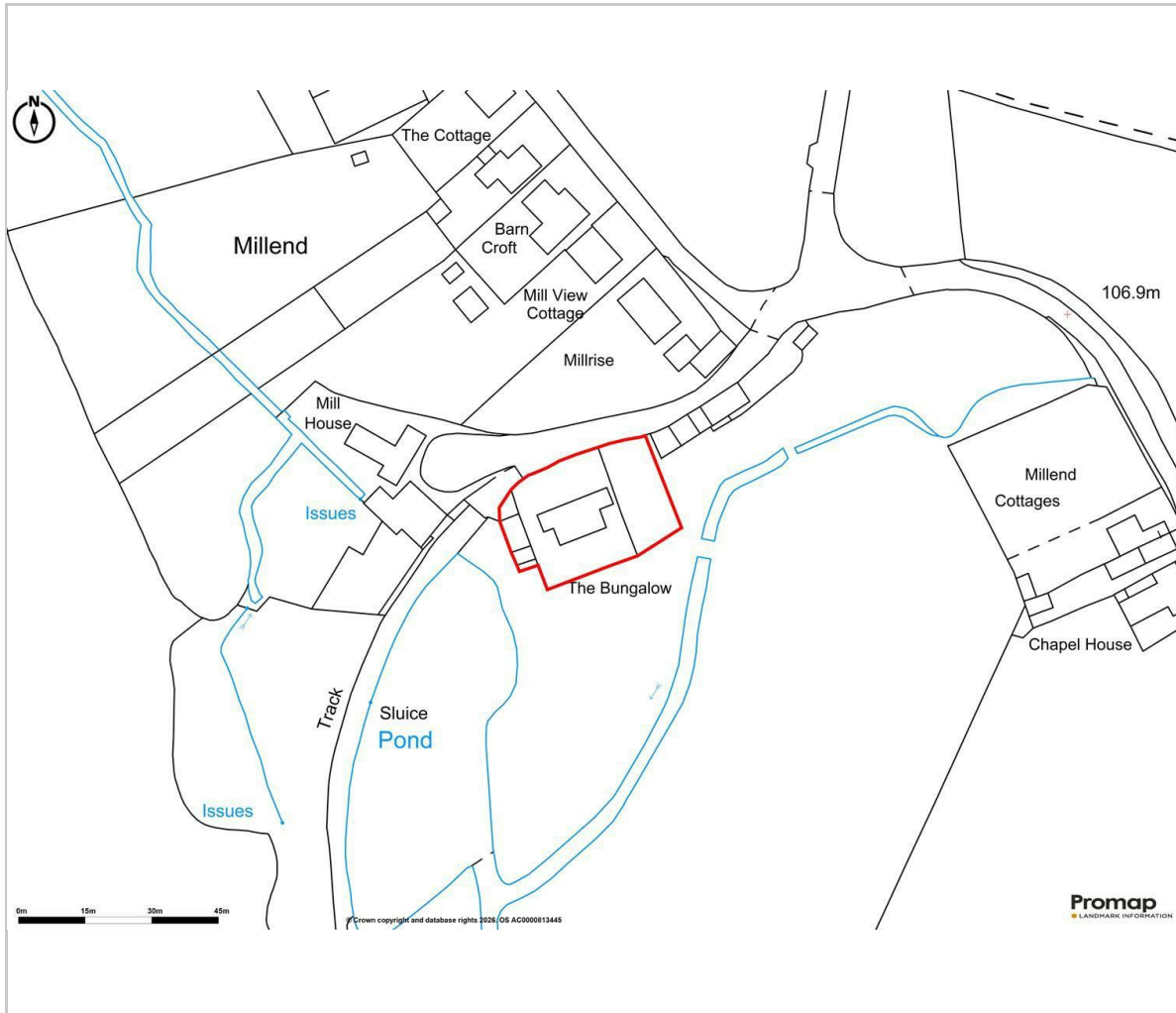
Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Wayleaves & Easements
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

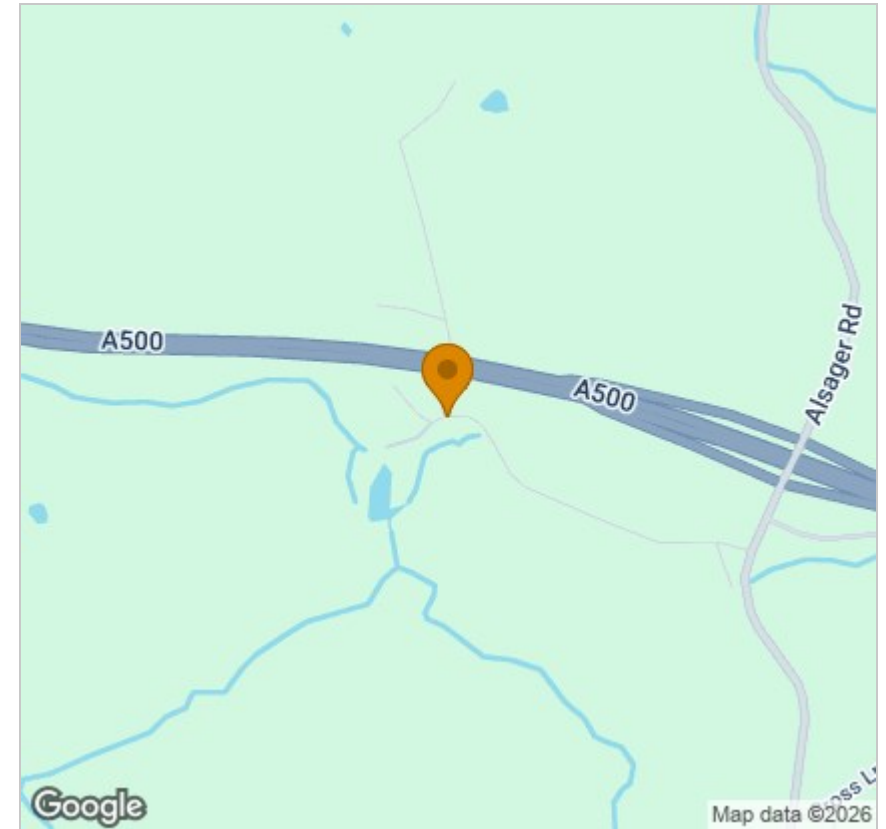
Tenure & Possession
The property is held freehold and vacant possession will be given upon completion.



Floor Plan



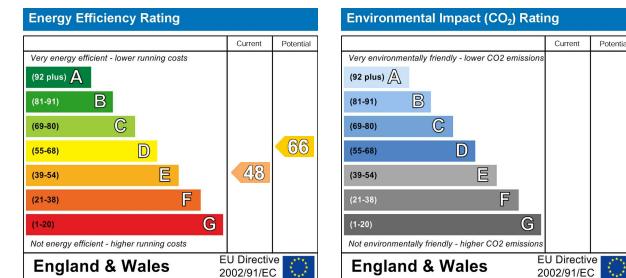
Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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