



33A BACK CHESTER ROAD, AUDLEY, STOKE  
ON TRENT, STAFFORDSHIRE, ST7 8JD

GUIDE PRICE £125,000

**ATTENTION INVESTORS! PROPERTY WILL BE SOLD WITH VACANT POSSESSION.**

This charming two-bedroom mid-terraced home on Chester Road, Audley, is offered for sale with tenants in situ. Tucked away along a peaceful pedestrian walkway just off the main street, offering the perfect balance of tranquillity and convenience. Located within easy reach of local amenities, it's just five minutes from Alsager and 15 minutes from Newcastle-under-Lyme, making it ideal for commuters or those seeking a well-connected village lifestyle.

Upon entering, you are welcomed into a spacious front reception room, currently being used as a ground floor bedroom, providing flexibility for different living arrangements. Beyond this lies a second reception room, ideal as a cosy lounge or dining area, featuring neutral décor and offering a comfortable space to relax or entertain.

The fitted galley kitchen is well-designed with a range of wall and base units, an integrated oven and hob, and space for additional appliances. The kitchen also benefits from direct access to the rear yard, creating a practical flow between indoor and outdoor living spaces. From the yard, there is a shared pathway running down the side of the terrace, providing convenient access to the main road.

A rear lobby leads to the family bathroom, complete with a modern white suite and an over-bath shower.

Upstairs, the property offers two generous double bedrooms, both with ample space for furnishings and plenty of natural light, enhancing the welcoming atmosphere.

To the front of the property, there is a low-maintenance garden area with a pathway leading to the entrance, providing a pleasant outlook. The rear yard is fully enclosed, offering a private outdoor area ideal for seating, storage, or easy access to the main road.

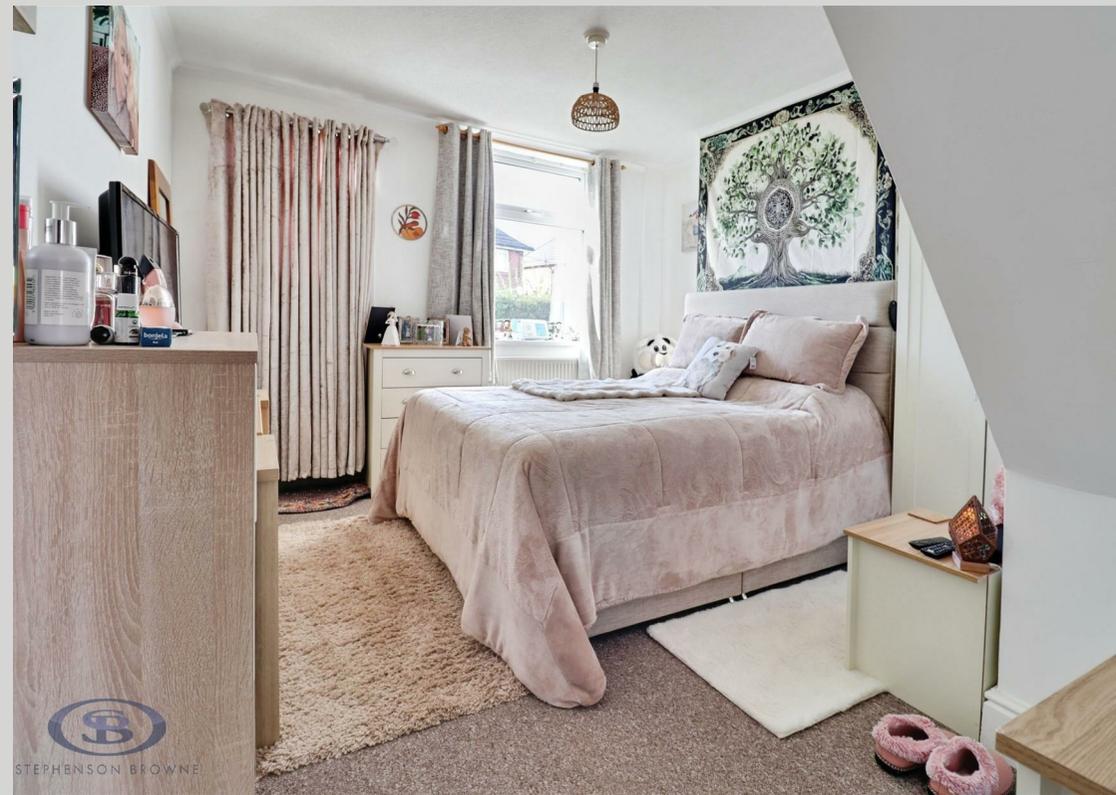
This delightful property is a great opportunity for investors in the heart of Audley village, with tenants already in situ.

Council- Newcastle-Under-Lyme

Council Tax Band: A

Tenure: Freehold

## Ground Floor





**Kitchen**  
14'0" x 6'6" (4.289 x 2.003 )

**Bathroom**  
6'6" x 6'11" (1.996 x 2.119 )

**Living Room**  
11'5" x 11'10" (3.481 x 3.617 )

**Reception Room**  
14'1" x 11'10" (4.294 x 3.631 )

### **First Floor**

**Bedroom One**  
11'11" x 10'11" (3.641 x 3.331 )

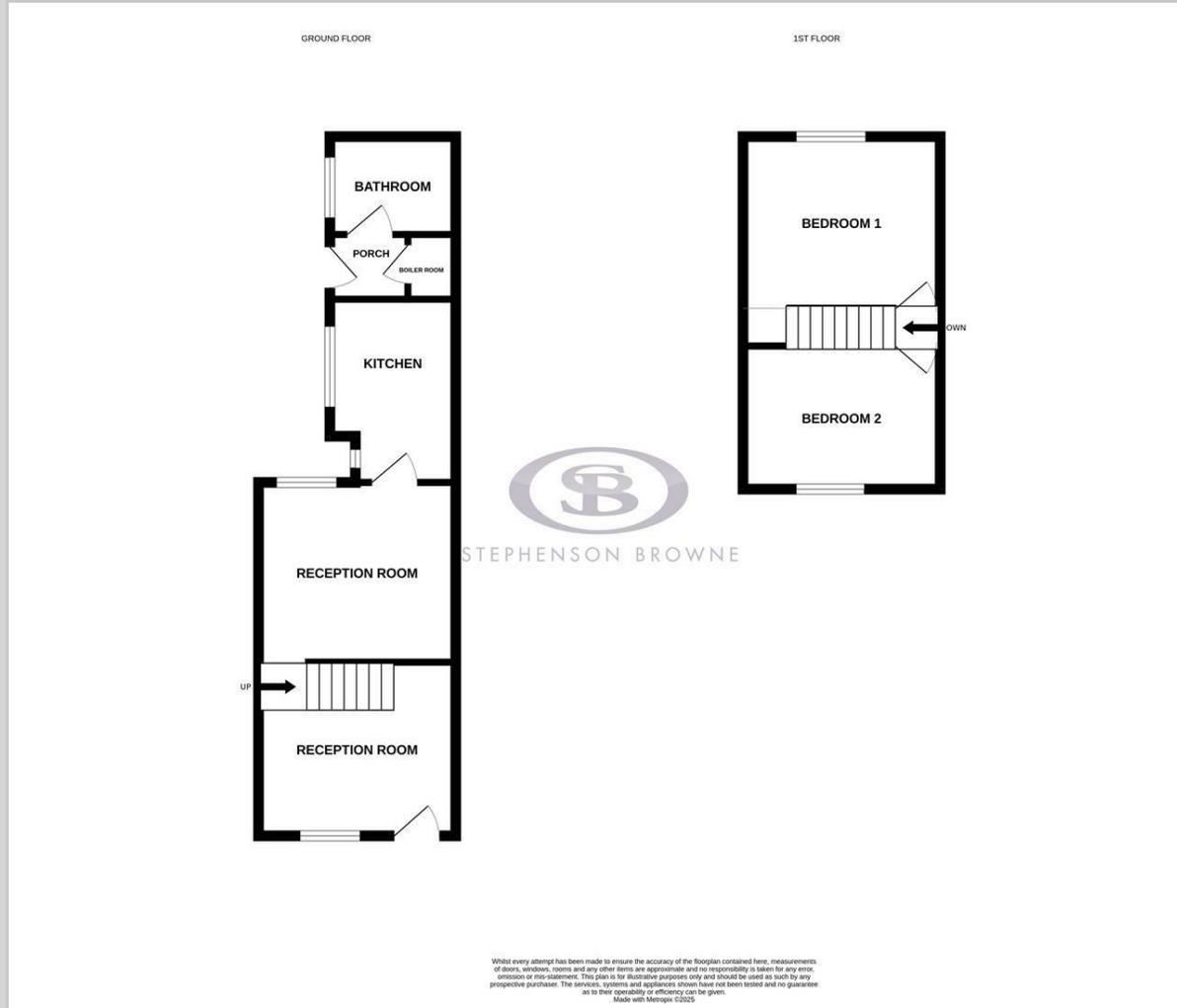
**Bedroom two**  
11'11" x 10'11" (3.636 x 3.329 )

### **Stephenson Browne AML Disclosure**

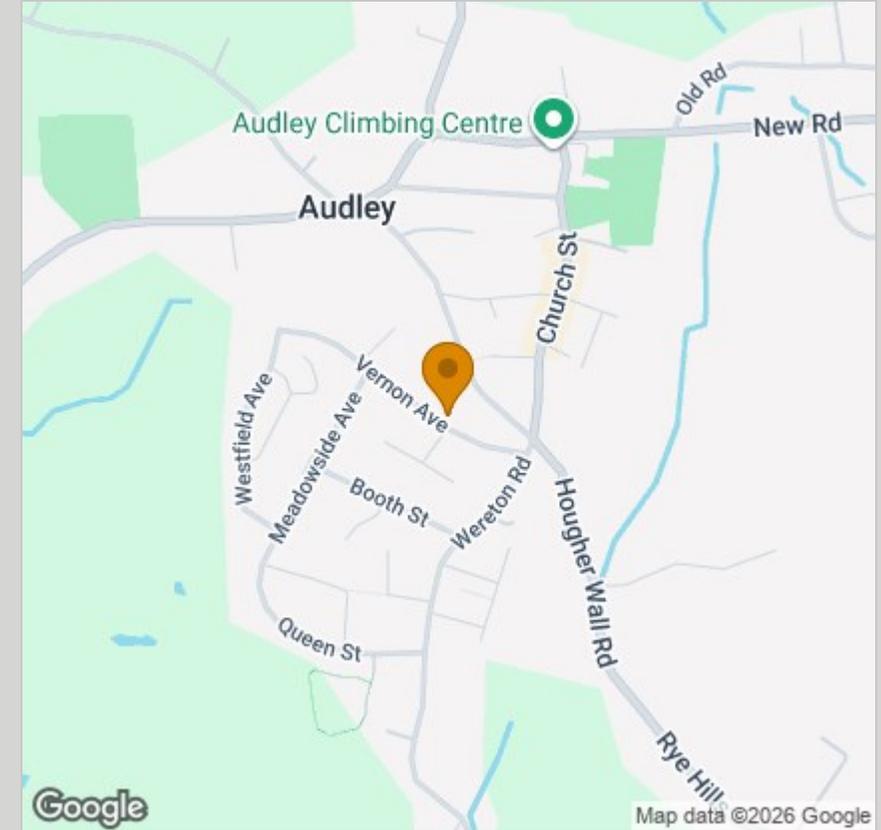
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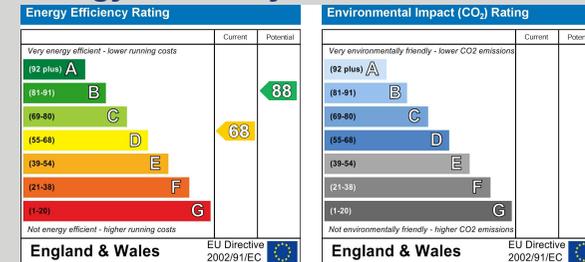
## Floor Plan



## Area Map



## Energy Efficiency Certificate



## Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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