

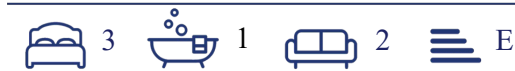


STEPHENSON BROWNE



## Nantwich Road, Audley, Stoke-On-Trent

ST7 8DL



£290,000

## DESCRIPTION

A traditional bay-fronted, three bedroom semi-detached home with COUNTRYSIDE VIEWS and a host of period features, which has been recently renovated!

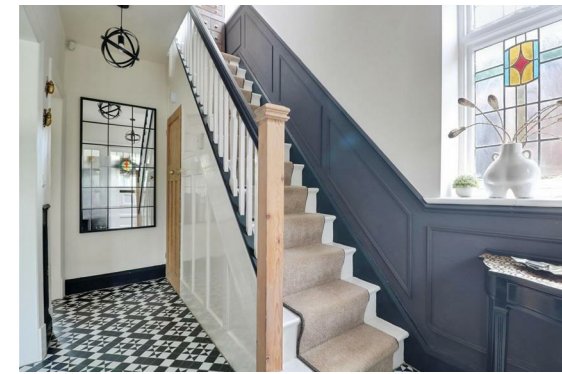
A fantastic opportunity to purchase a stylish family home which perfectly combines period features (such as stained glass windows, pictures rails and tiling) with contemporary modern living, and occupies a prime position in a semi-rural location on the outskirts of Audley.

An entrance porch leads to the entrance hallway via an original timber framed door with stained glass, which in turn accesses both reception rooms, with the kitchen at the rear completing the ground floor. Upstairs are three bedrooms (all of which benefit from countryside views) and the family bathroom.

Ample off-road parking is provided via a tarmac driveway and a brick-built detached single garage, whilst the rear garden features patio and lawned areas with mature border shrubs, offering an excellent degree of privacy.

Situated in a delightful semi-rural position on Nantwich Road on the outskirts of Audley, the property is perfectly placed for a number of commuting links such as the M6, A500 and A34, with Alsager and Newcastle-under-Lyme both within easy reach. Several schools are nearby, including Ravensmead Primary School and Wood Lane Primary School, whilst the wealth of amenities within close proximity, including the Boughey Arms pub, convenience stores and restaurants.

A stunning period home in a superb location which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





# ROOM DESCRIPTIONS

## Entrance Porch

UPVC double doors, Quarry tiled flooring.

## Entrance Hall

Original timber framed front door with feature stained glass windows, tiled flooring, panelled walls, feature radiator, under stairs storage cupboard.

## Front Reception Room

11'3" x 10'10"  
(3.873m into bay) - Fitted carpet, UPVC double glazed bay window (with feature stained glass insets replicating the original windows in the hallway), ceiling light point, radiator, feature fireplace.

## Rear Reception Room

17'6" x 15'7"  
Maximum measurements - Laminate flooring, UPVC double glazed windows and rear door, two ceiling light points, radiator, tall radiator, feature fireplace.

## Kitchen

10'1" x 8'3"  
Vinyl laminate effect flooring, UPVC double glazed window and rear door, ceiling light point, tall radiator, stainless steel sink with drainer, wall and base units, integrated oven, hobs and cooker hood, space and plumbing for appliances.

## Landing

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

## Bedroom One

11'10" x 11'4"  
Fitted carpet, UPVC double glazed window with countryside views to the rear, ceiling light point, radiator.

## Bedroom Two

10'11" x 10'10"  
Fitted carpet, UPVC double glazed bay window with countryside views to the front, ceiling light point, radiator.



### **Bedroom Three**

6'7" x 6'6"

Fitted carpet, UPVC double glazed window with countryside views to the front. ceiling light point, radiator.

### **Bathroom**

6'5" x 5'10"

Vinyl tile effect flooring, UPVC double glazed window, downlights, towel radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

### **Outside**

To the front of the property is a lawned garden with mature border shrubs, with a tarmacadam driveway providing ample off-road parking. The rear garden offers an excellent degree of privacy and features patio and lawned areas with mature border shrubs.

### **Detached Garage**

17'5" x 7'3"

A brick-built single garage with Up and Over garage door, side window, UPVC double glazed French doors to the rear, power sockets.

### **Council Tax Band**

The council tax band for this property is C.

### **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**

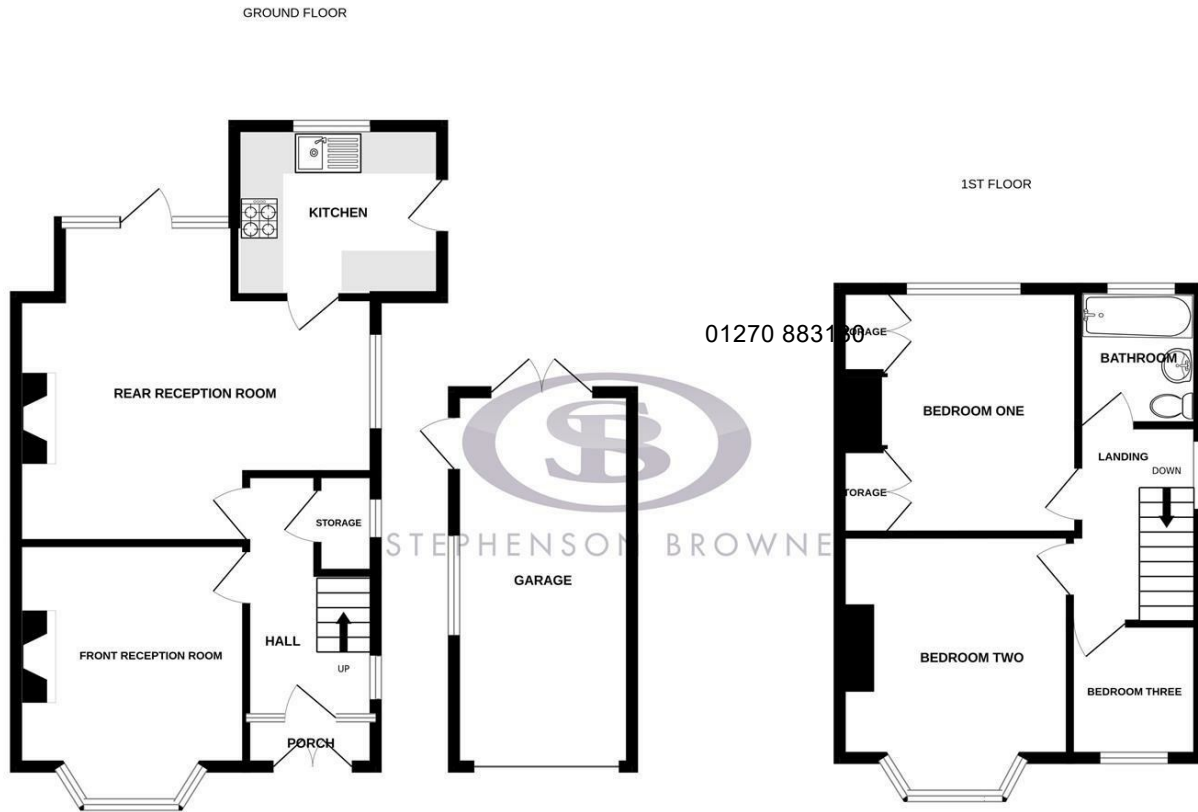
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### **Alsager AML Disclosure**

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.

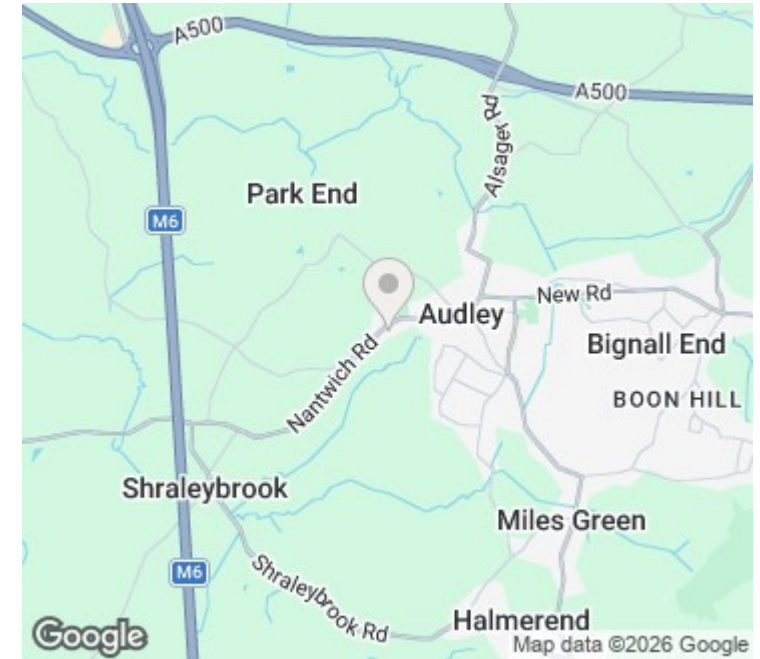


# Floorplans



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

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

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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