



STEPHENSON BROWNE

Barleyfields, Audley, Stoke-On-Trent

ST7 8ED



£165,000

Description

NO ONWARD CHAIN! A three bedroom mid mews in a cul-de-sac position with a driveway and garden to the rear, benefitting from a new kitchen and bathroom and having been recently redecorated throughout!

An excellent opportunity for any families and first time buyers to buy a well-presented home in an superb location within Audley.

An entrance hallway leads to a bright living room, with a kitchen diner to the rear having space for a range of appliances and enjoying views over the private rear garden. Upstairs, there are three bedrooms, the principal having fitted wardrobes, and the family bathroom. Off-road parking is provided via a tarmacadam driveway to the front of the property, whilst the rear garden features patio and lawned areas. Fully enclosed, the garden creates an excellent space for families with children and/or pets!

Situated in a quiet cul-de-sac on Barleyfields in Audley, the property is ideally placed for a number of walks within the surrounding countryside, whilst remaining a very convenient position close to several commuting links such as the A500, M6 and A34. The wealth of amenities within Alsager and Newcastle-under-Lyme are within easy reach, with several shops, pubs and restaurants also available within the village.

A fantastic home in an excellent location, offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!



Room Descriptions

Entrance Hall

With UPVC door, fitted carpets and radiator.

Lounge

16'6" x 13'3"

With double glazed bay window to the front elevation, electric fire with surround, laminate flooring and radiator.

Kitchen/Diner

13'3" x 9'8"

With double glazed window to the rear elevation and door leading to the rear private garden a range of matching wall and base units with work surfaces over, integrated hobs, oven and cooker hood, stainless steel sink with drainer, space for fridge/freezer, washing machine/dryer and cooker, Herringbone effect vinyl flooring and radiator.

Landing

With fitted carpets and loft access.

Bedroom One

11'5" x 11'3"

With double glazed windows to the front elevation, mirrored wardrobes, storage cupboards fitted carpets and radiator.

Bedroom Two

11'3" x 7'6"

With double glazed window to the rear elevation, fitted carpets and radiator.

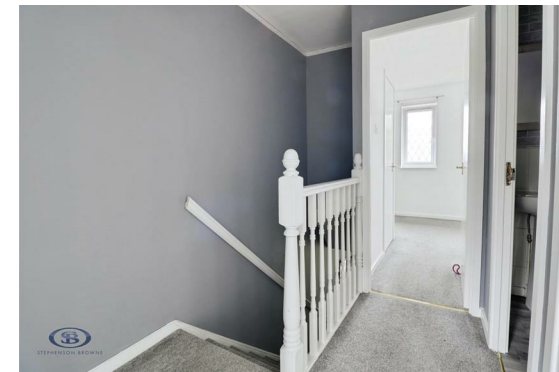
Bedroom Three

8'3" x 6'5"

With double glazed window to the rear elevation. fitted carpets and radiator.

Bathroom

With panelled bath and overhead shower, wash hand basin, w.c., vinyl laminate flooring and radiator.



Outside

To the front of the property is a tarmacadam driveway and lawned garden, whilst the rear garden features lawned and patio areas.

Council Tax Band

The council tax band for this property is B.

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

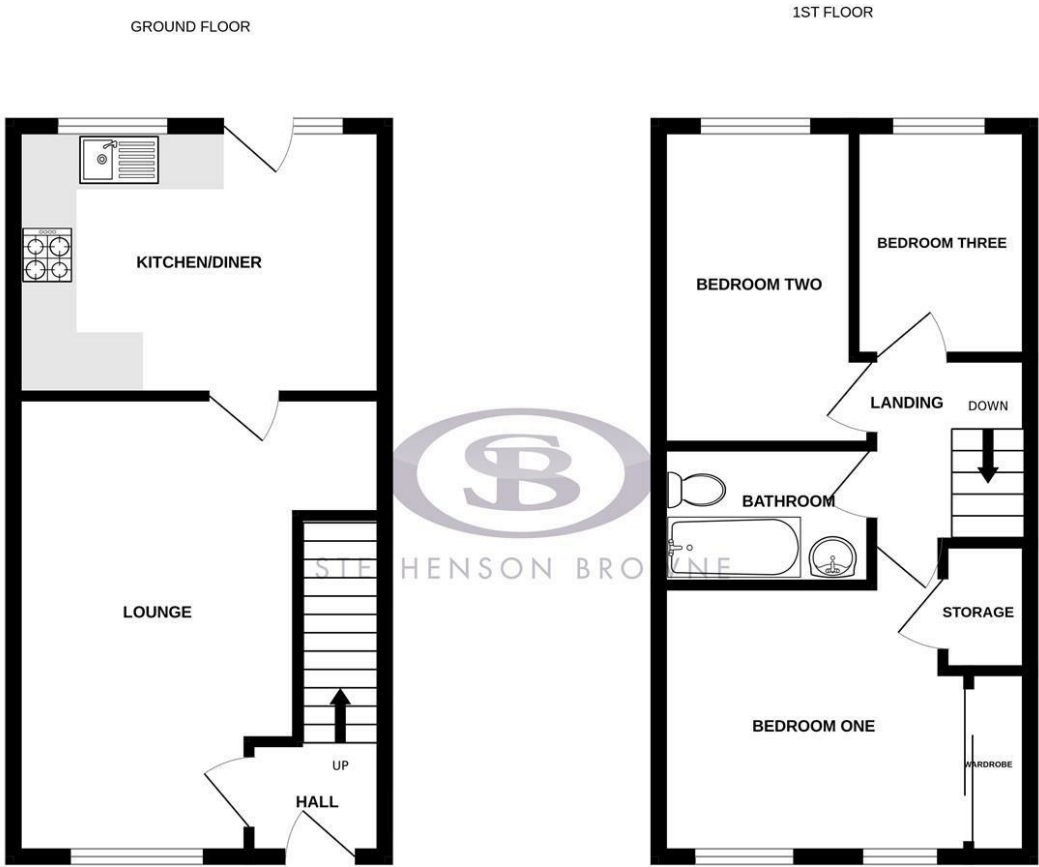
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Alsager AML Disclosure

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



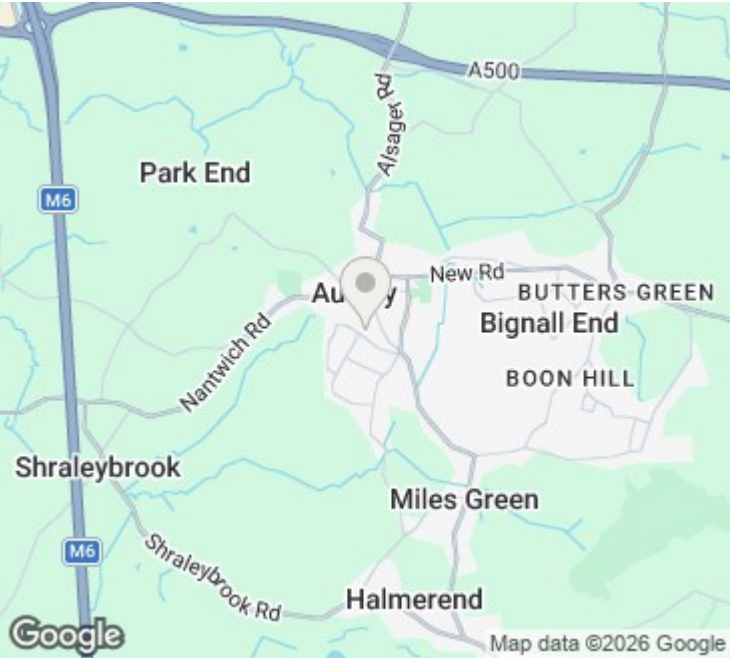
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

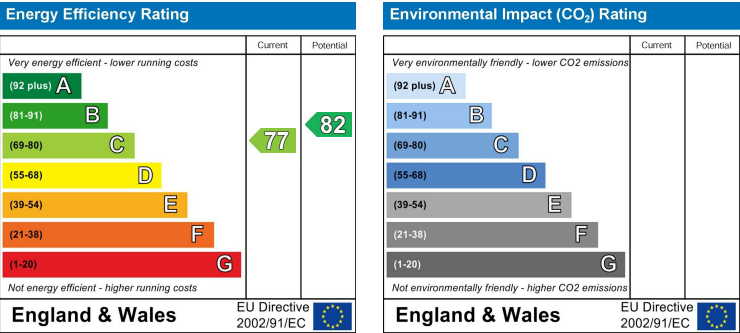
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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Area Map



EPC Rating



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