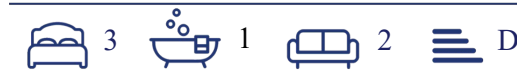




STEPHENSON BROWNE

Nantwich Road, Audley

ST7 8DH



Offers Over £195,000

DESCRIPTION

A characterful period semi-detached home in the village of Audley, featuring three bedrooms and a first floor bathroom!

Offered for sale with no onward chain and including a number of period features such as picture rails and sash windows to the front aspect, the property has a huge amount of kerb appeal and would make an ideal first time buy or family home!

The property features two reception rooms, a kitchen and a downstairs W/C to the ground floor, whilst upstairs there are three bedrooms and the family bathroom.

To the front of the property is an elevated frontage with mature shrubs and a border hedge, whilst the sizeable well-established rear garden features patio and artificial lawned areas with shrubs, alongside several outbuildings and a very useful storage shed.

Situated in a commanding position on Nantwich Road in 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 Audley are quite literally on your doorstep, including the Boughey Arms pub, convenience stores and restaurants.

A well-presented and much-loved home which is full of character! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Front Reception Room

12'5" x 12'5"

Parquet flooring, timber framed front door, two timber framed sash windows, ceiling light point, radiator, feature fireplace, picture rail.

Rear Reception Room

12'11" x 12'5"

Fitted carpet, double glazed window, ceiling light point, radiator, multi-fuel burner, under stairs storage cupboard.

Rear Hall

Original tiled flooring, composite rear door, ceiling light point, radiator, storage cupboard.

Kitchen

10'5" x 6'11"

Tiled flooring, double glazed window, ceiling strip light, radiator, sink with drainer, wall and base units, space and plumbing for appliances, Worcester gas central heating boiler.

Downstairs W/C

5'4" x 3'3"

Laminate flooring, UPVC double glazed rear door, access into the kitchen, ceiling light point, W/C, corner wash basin, tiled splashback.

Landing

Fitted carpet, two ceiling light points, loft access.

Bedroom One

12'7" x 12'7"

Fitted carpet, timber framed sash window, ceiling light point, radiator, feature fireplace.

Bedroom Two

14'3" x 6'9"

Fitted carpet, double glazed window, ceiling light point, radiator.

Bedroom Three

9'9" x 7'1"

Minimum measurements - Fitted carpet, double glazed window, ceiling light point, radiator.



Bathroom

9'5" x 5'7"

Vinyl laminate flooring, UPVC double glazed window, two ceiling light point, radiator and chrome towel radiator, storage cupboard, W/C, wash basin with vanity unit, bath with overhead shower.

Outside

To the front of the property is a garden with border hedges and shrubs, whilst the rear garden features a brick paved patio, artificial lawn, two outbuildings for storage, shrubs and storage shed.

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.

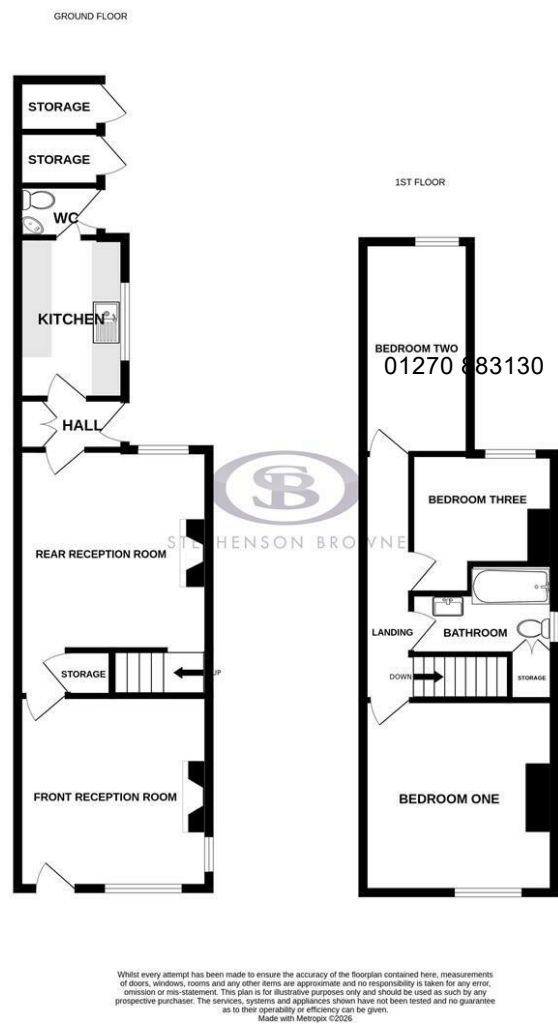
NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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.

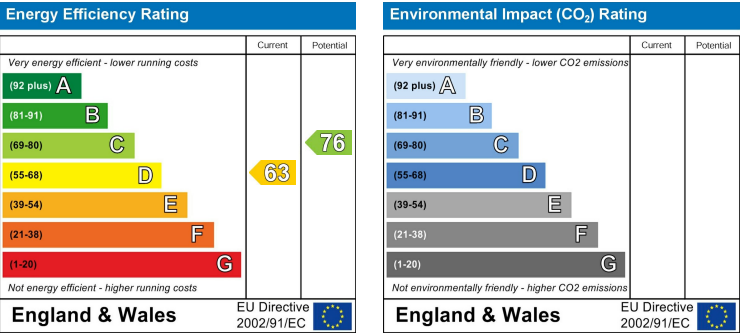
Floorplans



Area Map



EPC Rating



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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk