



## 12 Dean Hollow

ST7 8JE

£140,000



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STEPHENSON BROWNE

A delightful two-bedroom mid-terraced cottage in the centre of Audley, offered for sale with no onward chain!

A fantastic opportunity for any first-time buyers looking to make that all-important step onto the property ladder! This mid-terraced home benefits from some characterful period features and would make an ideal blank canvas for those wishing to put their own stamp on their home.

A lounge leads through to the dining room, with the kitchen and family bathroom completing the ground floor. Upstairs, there are two spacious bedrooms. An attractive gravelled frontage leads to the property, whilst the rear garden features patio and gravelled areas and is larger than you may expect, also benefitting from a storage shed.

Situated just off Church St in the centre of Audley, the cottage is ideally placed for the wealth of amenities available which include several pubs, a convenience store, several restaurants and a pharmacy. Commuting links such as the A500 and M6 are also within easy reach.

A fantastic opportunity to acquire a mid-terraced cottage in a superb village location! Please contact Stephenson Browne to arrange your viewing.

#### Lounge

11'11" x 11'8" (3.642 x 3.576)

UPVC double glazed front door and window, fitted carpet, ceiling light point, radiator.

#### Dining Room

12'1" x 11'8" (3.688 x 3.558)

Fitted carpet, timber framed French doors leading to the rear garden, ceiling light point, radiator.

#### Kitchen

12'0" x 5'11" (3.673 x 1.812)

Vinyl laminate effect flooring, timber framed double glazed window, ceiling light point, loft access, radiator, one and half bowl stainless steel sink with drainer, space and plumbing for appliances, wall and base units.

#### Bathroom

6'2" x 5'5" (1.888 x 1.670)

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, towel radiator, W/C, pedestal wash basin, bath with mains shower.

#### Landing

Fitted carpet, ceiling light point.

#### Bedroom One

11'11" x 11'9" (3.656 x 3.590)

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





#### **Bedroom Two**

11'8" x 9'2" (3.571 x 2.796)

Fitted carpet, timber framed double glazed window, ceiling light point, radiator, airing cupboard housing gas central heating boiler, loft access.

#### **Outside**

To the front of the property is a gravelled frontage, whilst the rear garden features patio and gravelled areas with a storage shed.

#### **Council Tax Band**

The council tax band for this property is A.

#### **NB: 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**

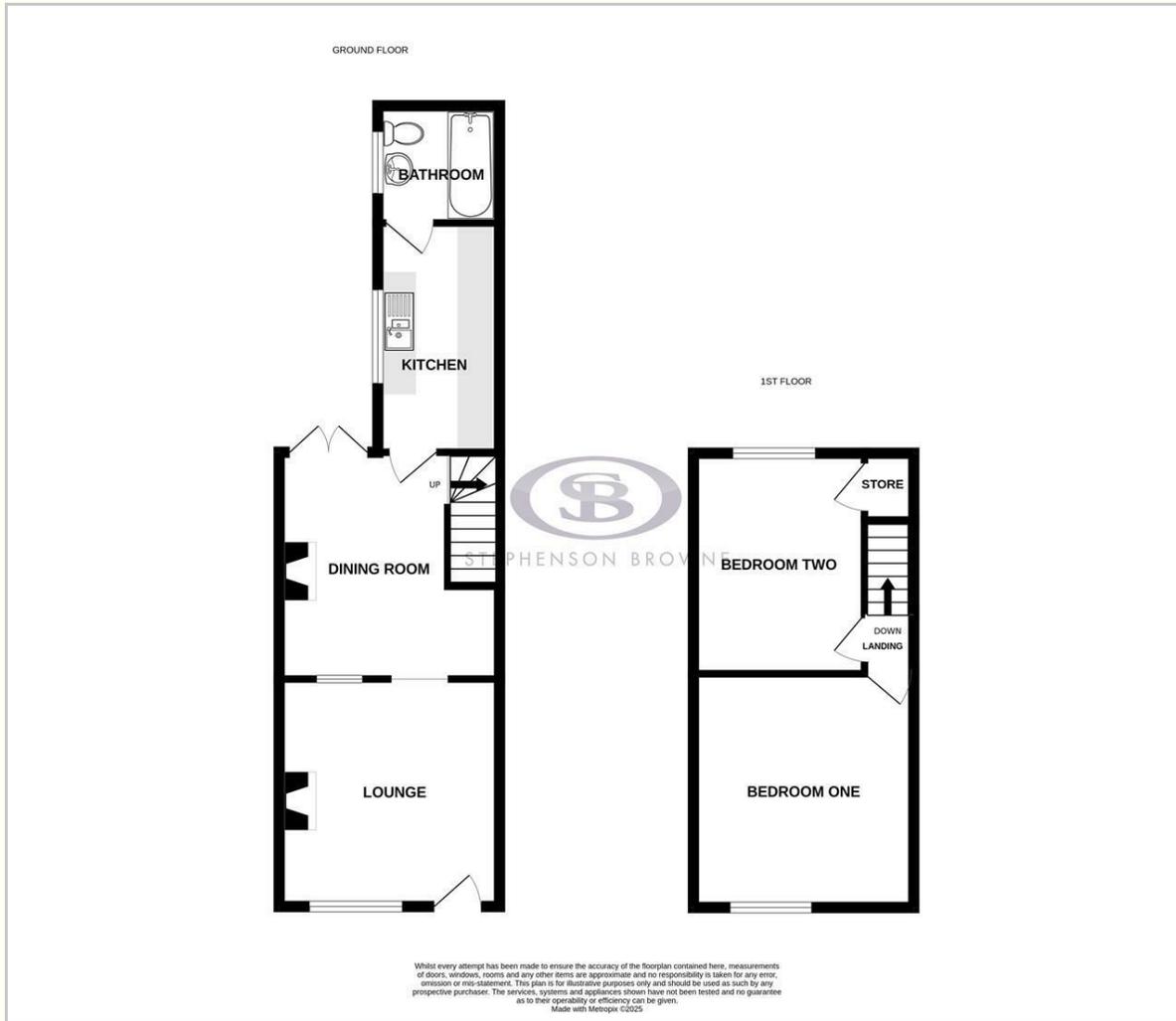
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#### **Alsager AML Disclosure**

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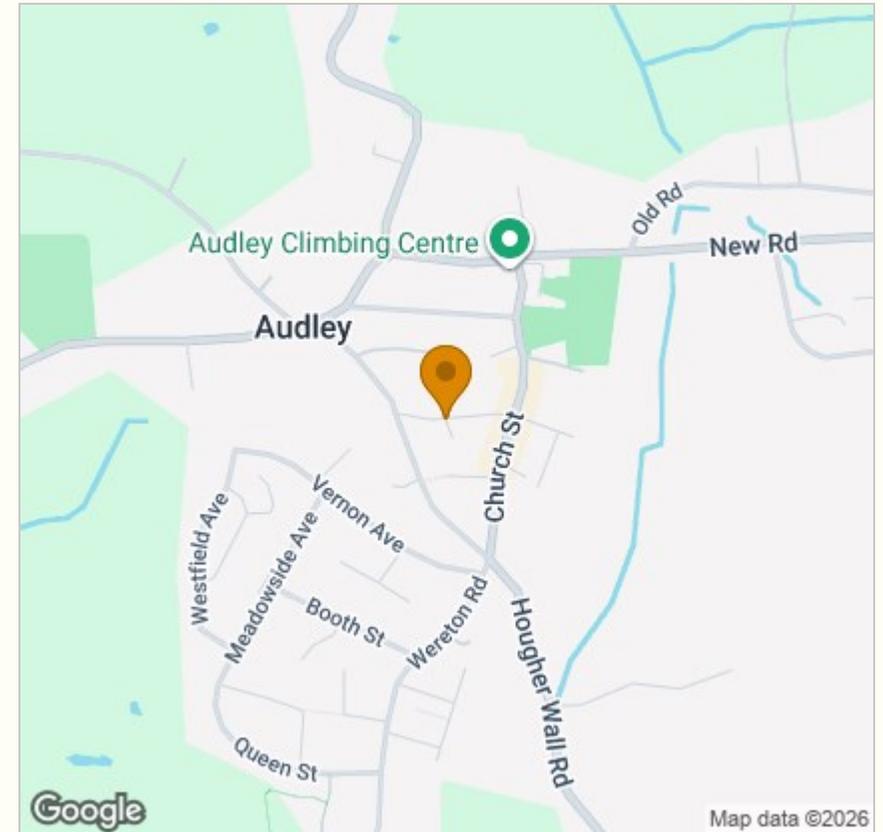
## Floor Plan



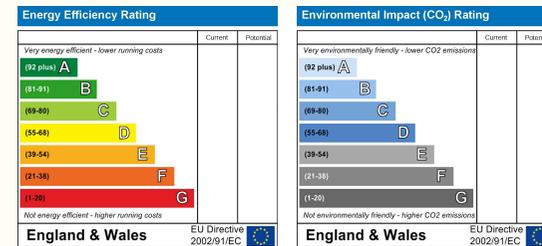
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

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