



STEPHENSON BROWNE

**Chester Road, Audley,  
Stoke-On-Trent**

ST7 8JD



**Offers Over £155,000**

## Description

A beautifully presented two bedroom mid-terraced home in a village location within Audley, benefiting from a first floor bathroom and a garden to the rear!

A fantastic opportunity to purchase a gorgeous two bedroom terraced home which is ready to move into, offering much more than you may expect! Perfectly blending modern design and decoration with period character, this charming home really must be seen to be fully appreciated.

An entrance hall leads to the front reception room (currently used as a dining room), with the rear lounge accessing the kitchen, which includes a wine fridge, solid wood work surfaces and a Belfast-style sink! To the first floor are the two bedrooms and the family bathroom. To the rear of the property is a garden which includes patio and lawned areas, as well as an outdoor W/C and a useful outbuilding for storage.

Situated on Chester Road in Audley, the property benefits from a quiet village location with a number of amenities within easy walking distance, including several shops, restaurants and pubs, whilst several schools including Ravensmead Primary School and Wood Lane Primary School. Commuting links such as the A500, A34 and M6 are also with easy reach.

A superb home which is ideal for first time buyers! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

Composite front door, tiled flooring, ceiling light point.

## Front Reception Room

12'8" x 12'5"

Maximum measurements - Wooden block flooring, UPVC double glazed window, ceiling light point, radiator.

## Rear Reception Room

12'8" x 12'0"

Wooden block flooring, UPVC double glazed window, ceiling light point, radiator, access to the cellar.

## Kitchen

16'5" x 5'6"

Minimum measurements - Vinyl Herringbone-style flooring, two UPVC double glazed windows and composite rear door, downlights, Belfast-style porcelain sink, space and plumbing for appliances, integrated oven, hobs, cooker hood and wine fridge, feature exposed brickwork.

## Landing

Fitted carpet, ceiling light point, loft access.

## Bedroom One

12'7" x 12'5"

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

## Bedroom Two

11'11" x 7'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard, Glow Worm combi gas central heating boiler.

## Bathroom

8'11" x 4'11"

Vinyl Herringbone-style flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with mains shower.



### Outside

To the rear of the property is a garden comprising patio and lawned areas with an outdoor W/C and a useful outbuilding for storage.

### 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

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metropac (2022)

# Area Map



# EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 at the bottom of this 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

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