

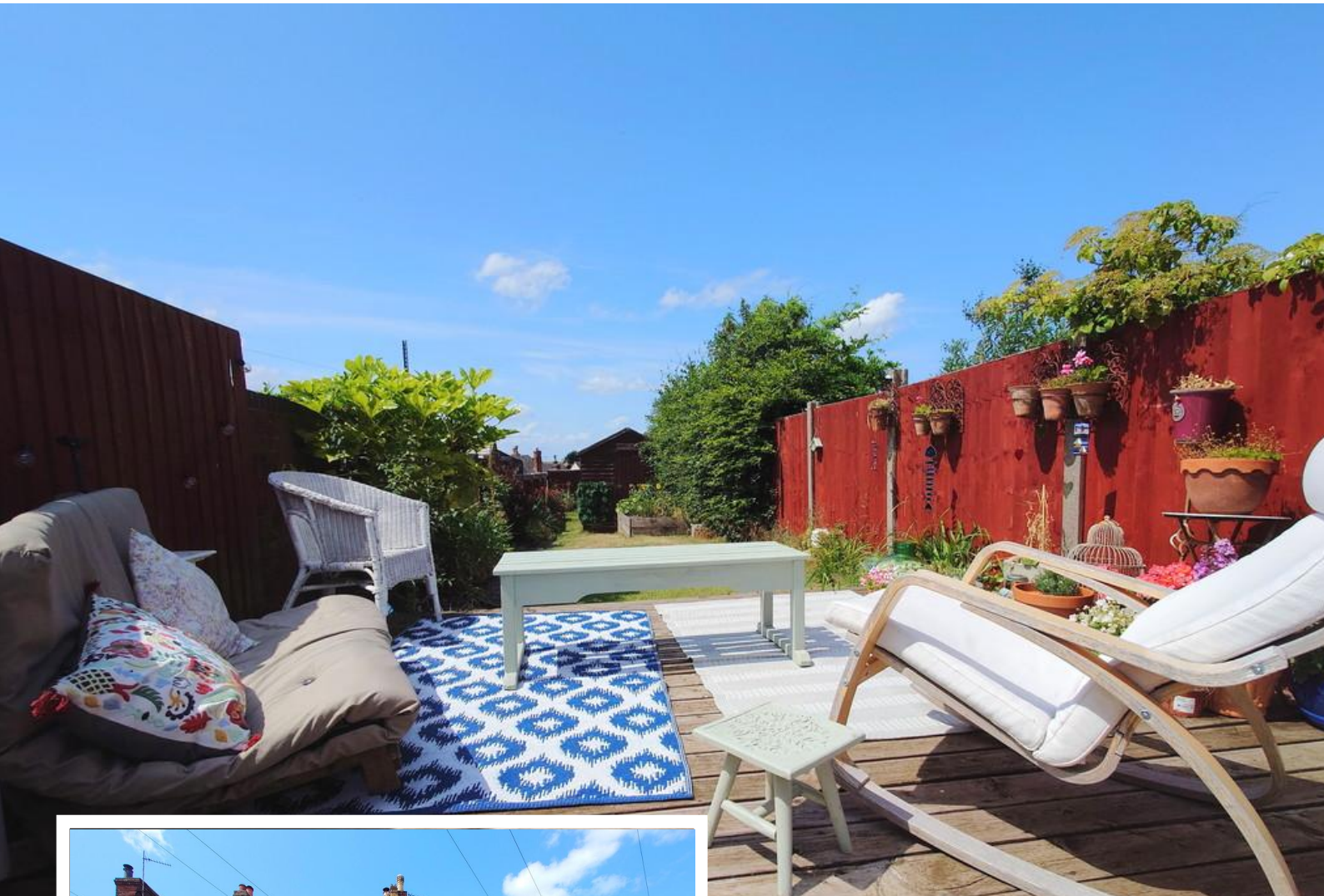


Church Street
Audley, ST7 8EE

- A MID TERRACED COTTAGE
- BEAUTIFULLY PRESENTED, NO CHAIN
- IN THE HEART OF AUDLEY VILLAGE
- TWO BEDROOMS, TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- STORAGE SHED/WORKSHOP
- COTTAGE STYLE KITCHEN
- GROUND FLOOR BATHROOM

£149,950





Property Description

INTRO

A beautifully presented and quaint mid terraced cottage with NO CHAIN and sitting right in the heart of the sort after Audley Village! With TWO BEDROOMS, TWO RECEPTION ROOMS, and a fitted cottage style kitchen, with rear hall and ground floor bathroom. Forecourt and small garden to the front. Benefitting from a gorgeous private and south facing rear garden area having laid to lawn, decking and landscaped areas, and a shed/workshop. Majority UPVC double glazing and gas central heating from a combi boiler. Being very much on the doorstep to lovely rural countryside! Shops and amenities of Audley being right opposite, and whilst this property has no official parking, there is free parking opposite, next to Tesco. Don't hesitate to get your viewing in quick time on this one!



DIRECTIONS

From the B5500 New Road, Bignall End, turn left into Church Street becoming Audley Village, where the property can be found on the right hand side, as identified by our For Sale sign, just beyond Tesco on the opposite side.

ADDITIONAL NOTES

Please note outside the front of the property there is yellow lines and the property has no designated parking with it. There is nearby off-road free parking across the road to the left of Tesco, which our vendor uses 24/7 all year round.



ACCOMMODATION

LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m)

UPVC front entrance door, and window to the front.

Feature log multi fuel burner stove with surround (approx 3 years old) Cupboard concealing gas/electric meters.

Door to:

DINING ROOM

11' 4" x 9' 11" (3.45m x 3.02m)

Window to the rear, radiator. Door to staircase to the first floor.



KITCHEN

13' x 6' 10" (3.96m x 2.08m)

A cottage style kitchen with base and wall mounted cupboard units and worksurfaces. Single drainer sink unit. Timber window to the side. Space/plumbing for both a washing machine and dishwasher (not included in the sale). Electric oven/grill and induction hob with extract hood over. Space for a tall fridge freezer (not included in the sale). Feature shelving unit. Spotlight track to the ceiling. Radiator. Tiled flooring. Door to:

REAR HALL

UPVC side/rear access door. Useful storage cupboard, also housing the Worcester Bosch gas combi boiler (fully serviced and within guarantee).

BATHROOM

6' 10" x 5' 10" (2.08m x 1.78m)

A well presented updated suite, comprising a panelled bath, and having mains pressured shower over. Low level W.C and wash hand basin. Part tiled walls. Radiator. Frosted window to the side. Laminate flooring.

FIRST FLOOR LANDING





BEDROOM ONE

11' 11" x 10' 6" (3.63m x 3.2m)

Window to the front, radiator. Fitted wardrobes. Feature original fireplace.

BEDROOM TWO

10' x 9' 3" (3.05m x 2.82m)

Window to the rear with lovely views, radiator. Two useful storage cupboards.

EXTERNALLY

FRONT GARDEN

Enclosed with a brick wall, and small gate to the paved pathway. Mature shrubs and plants.

REAR GARDEN

A stunning south facing and private rear garden, with different feature areas being a paved section, decking area and laid to lawn rear garden. A timber shed/workshop with power/lighting. Enclosed with fencing and hedgerow.

AUDLEY VILLAGE

Audley is a family friendly quaint village. It is surrounded by countryside, but also with lots of local amenities including two pubs, restaurants, a post office, Tesco, library and a playground.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

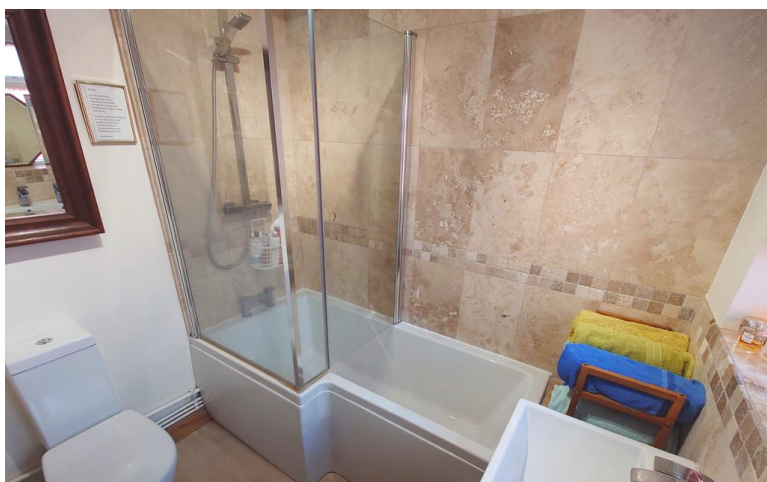
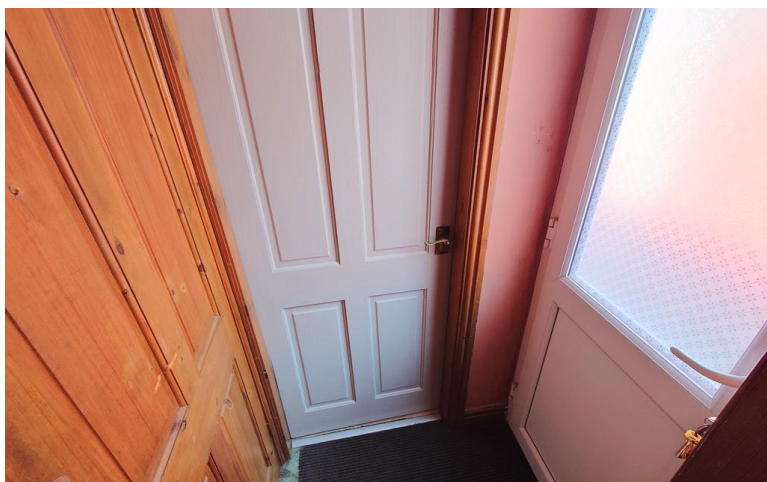
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

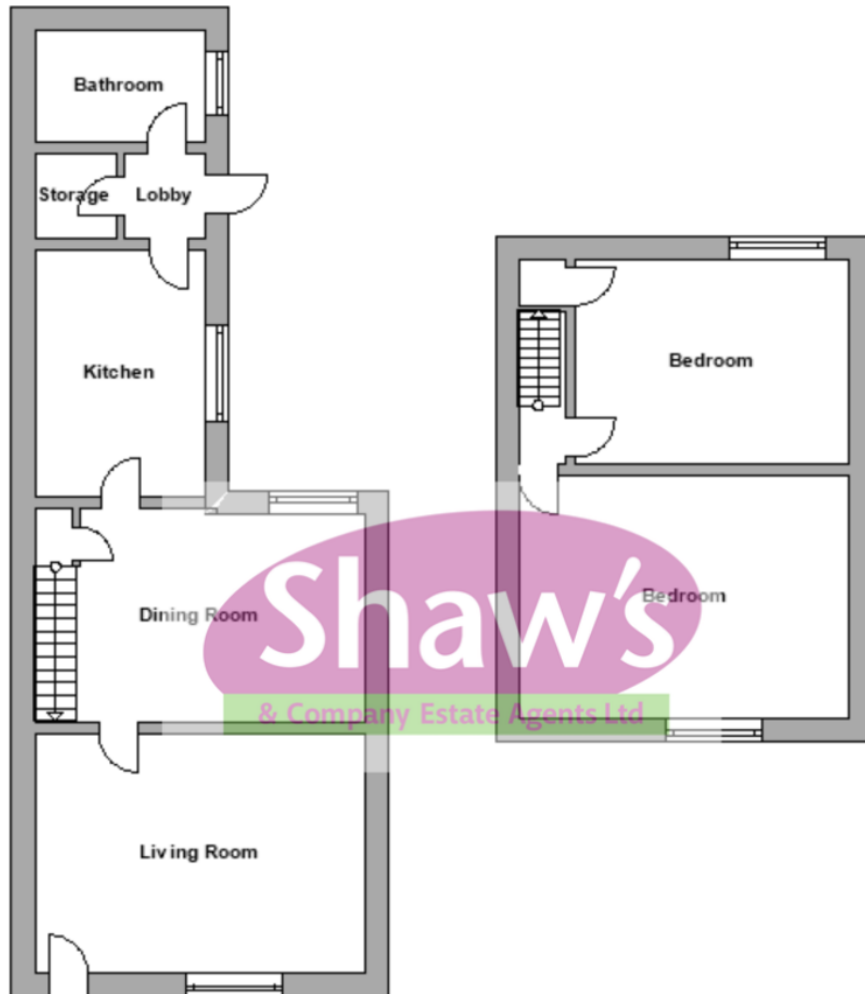
EPC RATING (PDF available online)

Current: 68D Potential: 85B









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide. This plan is for illustrative purposes only and should be used as such by any protective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Visual Builder.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.