



49 CHESTER ROAD, AUDLEY, STOKE ON  
TRENT, ST7 8JD

£139,000

Offered for sale with Stephenson Browne, this mid-terrace property provides a fantastic opportunity for investors or homebuyers seeking a spacious and well-laid-out home in the ever-popular village of Audley. On entering the property, you are welcomed into a practical porch area, ideal for storing coats and shoes, before stepping into the impressive open-plan living and dining space. This bright and versatile room is the heart of the home, featuring French doors leading directly out to the rear garden, creating a lovely flow between indoor and outdoor living.

From the main living area, access leads through to the galley-style kitchen, which offers a functional layout along with a side door opening to the garden for added convenience. Beyond the kitchen sits the ground-floor bathroom, completing the downstairs accommodation.

To the first floor, the property offers two well-proportioned bedrooms, both providing excellent space. The main bedroom is particularly noteworthy, benefiting from its own en-suite shower room and a built-in storage cupboard, making it an especially practical and appealing room.

Externally, on-street parking is available, and the rear garden is a real asset, generous in size and featuring both a large lawn area and a paved section, ideal for outdoor dining, play, or relaxing in the warmer months.

With strong rental potential and a layout that suits a variety of buyers, this property represents an excellent opportunity in a convenient and well-connected location.

**NO CHAIN!**

Council- Stoke-On-Trent

Council Tax Band- A

Tenure- Freehold

## Ground Floor





#### **Porch**

4'5" x 5'5" (1.352 x 1.666)

#### **Dining/Living Area**

13'10" x 26'10" (4.240 x 8.187 )

#### **Kitchen**

8'1" x 13'9" (2.465 x 4.201 )

#### **Bathroom**

5'11" x 5'11" (1.820 x 1.808 )

#### **First Floor**

#### **Bedroom One**

14'1" x 12'0" (4.301 x 3.676 )

#### **Ensuite**

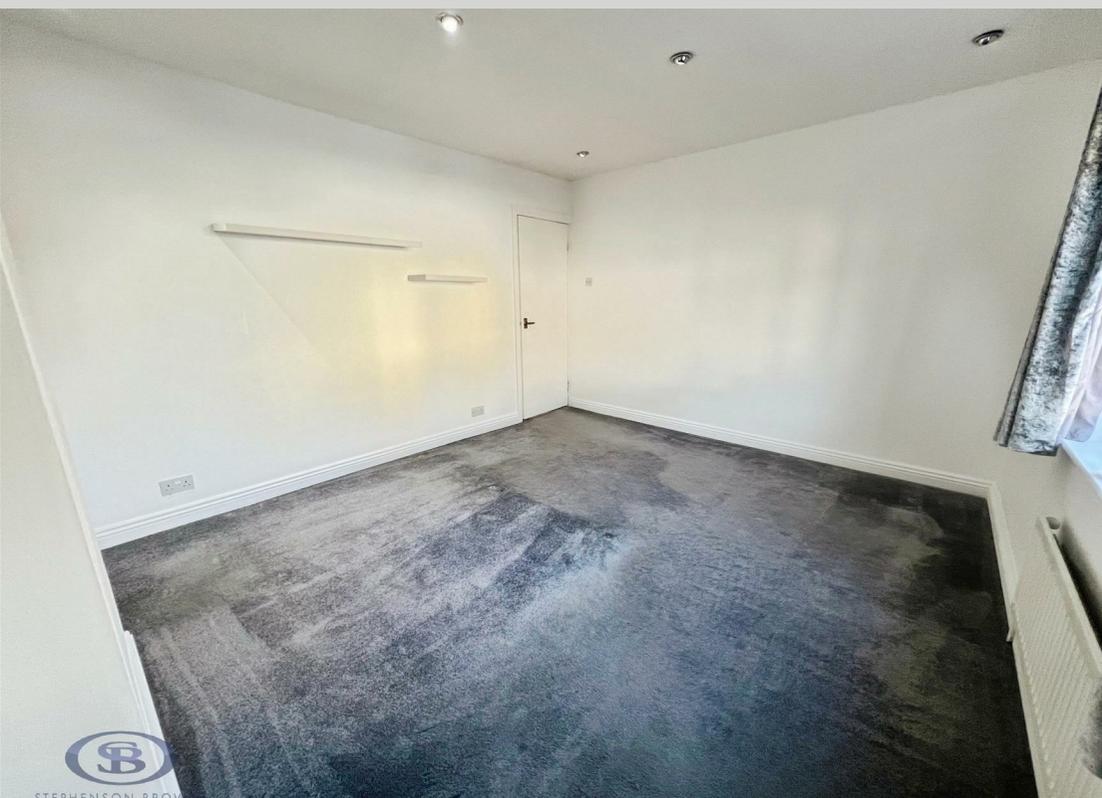
7'0" x 4'6" (2.155 x 1.389 )

#### **Bedroom Two**

14'1" x 12'0" (4.301 x 3.676 )

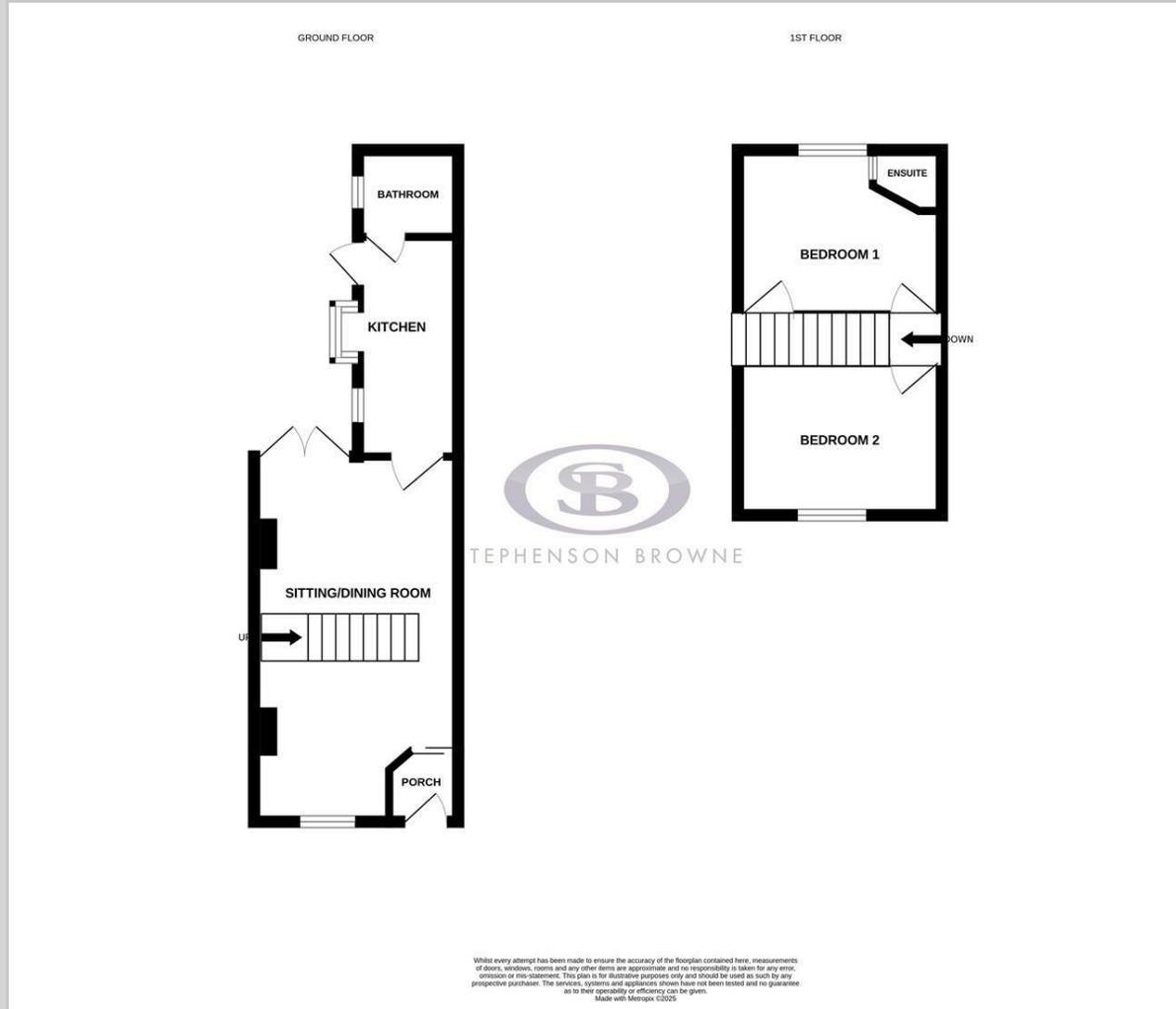
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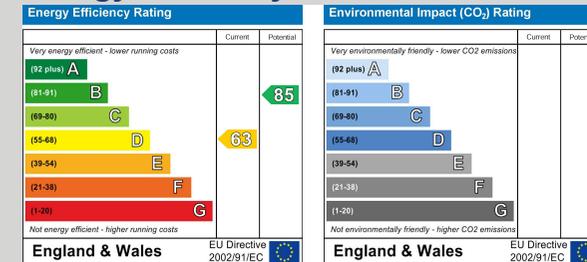
## Floor Plan



## Area Map



## Energy Efficiency Certificate



## Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW

T: 01782 625734 E: [newcastle@stephensonbrowne.co.uk](mailto:newcastle@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)