



STEPHENSON BROWNE

Dean Hollow, Audley

ST7 8JE



£175,000

Description

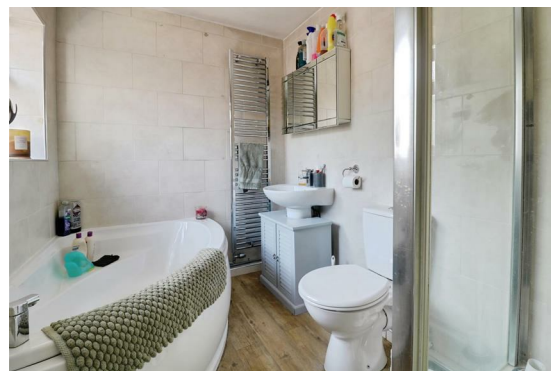
A DETACHED three bedroom cottage with a driveway and a rear garden, in an excellent village location! A rare opportunity to purchase a detached cottage close to the heart of Audley, with accommodation over three floors.

To the ground floor is a spacious lounge, with a kitchen opening into a useful utility room, with a bathroom to the rear. On the first floor are two double bedrooms, with the third bedroom as a loft room to the second floor.

Off-road parking is provided via a double-width tarmac driveway to the side of the property, whilst the rear garden features lawned, decked and patio areas.

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 unique opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Lounge

17'7" x 11'2"

Maximum measurements - Fitted carpet, composite front door, UPVC double glazed window, radiator.

Kitchen

11'5" x 7'7"

Laminate flooring, UPVC double glazed window, ceiling light point, tiled splashback, one and a half bowl stainless steel sink with drainer, wall and base units, opening into;

Utility Room

9'3" x 6'0"

Laminate flooring, UPVC double glazed rear door, ceiling light point, tall radiator, space and plumbing for appliances, work surface above, airing cupboard.

Bathroom

8'8" x 5'11"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator and chrome towel radiator, tiled walls, W/C, pedestal wash basin, corner both, shower cubicle.

Landing

Fitted carpet, ceiling light point.

Bedroom One

10'11" x 9'6"

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

Bedroom Two

11'7" x 8'1"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, recess and under stairs storage.



Bedroom Three

10'8" x 9'4"

Maximum measurements - a loft room with fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, eaves storage.

Outside

The property is forecourted to the front, with a double-width tarmacadam driveway to the side, whilst the rear garden features lawned, patio and decked areas.

Council Tax Band

The council tax band for this property is A.

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.

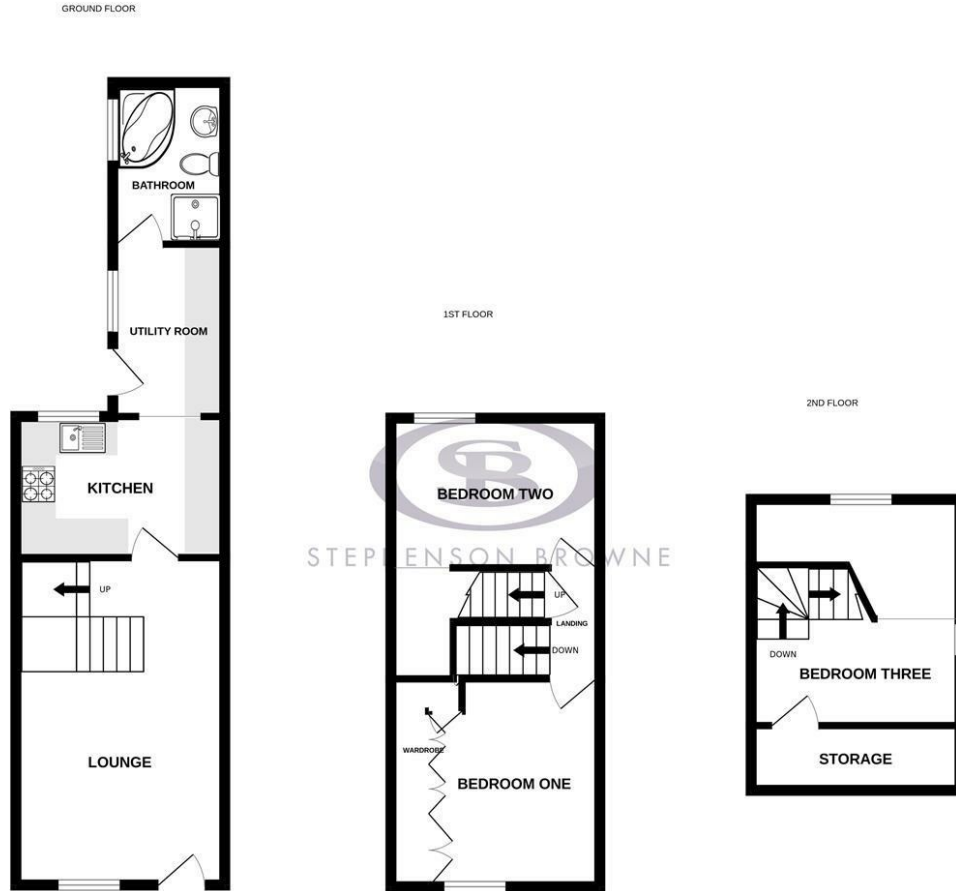
NB: Copyright

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Alsager AML Disclosure

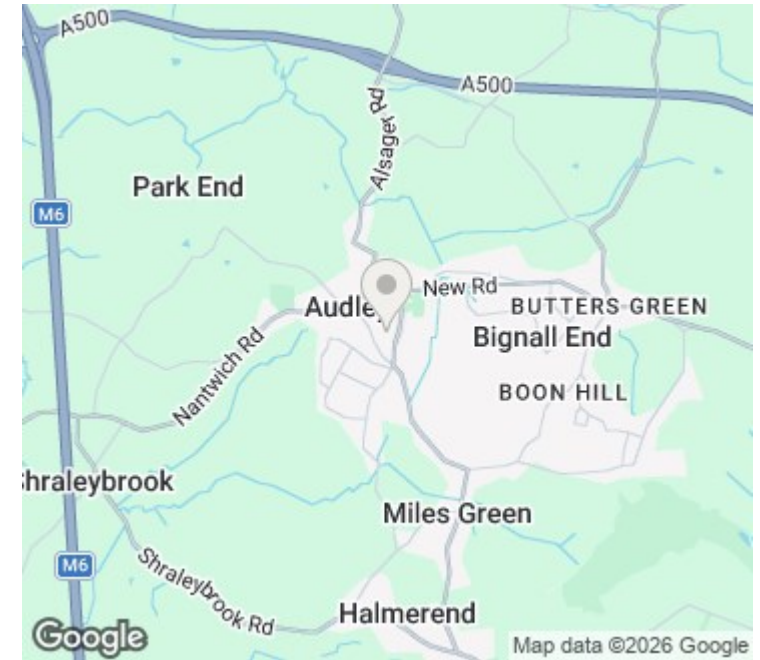
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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	84	England & Wales
		37	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.

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