



14 Audley Road

ST7 2QL

Offers Over £260,000



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STEPHENSON BROWNE

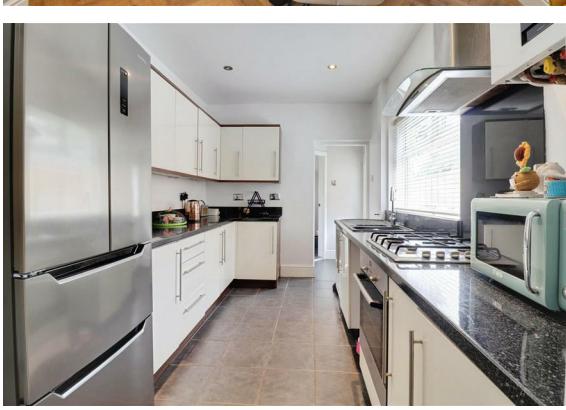
A gorgeous three-bedroom period semi-detached home which is presented to the highest of standards, having undergone a scheme of modernisation in recent years!

A superb opportunity to purchase a sizeable three-bedroom home which is beautifully presented throughout and is an ideal family home, backing onto fields at the rear! Featuring a number of period features, including Minton tiled flooring in the entrance hallway, this home perfectly blends charm and character with contemporary living.

An entrance hallway leads to a spacious open lounge/dining room, with a well-proportioned kitchen leading to a rear hall and utility room / downstairs W/C. Upstairs, there are bedrooms and the family bathroom. Off-road parking for two vehicles is provided via a gravelled driveway to the front of the property, whilst the landscaped and low-maintenance rear garden features patio and gravelled areas, with a storage shed to the rear.

Situated on Audley Road in Alsager, the property is perfectly placed for the wealth of amenities in Alsager, as well as Alsager Train Station which is only a short distance away. Commuting links such as the M6, A500 and A34 are all within easy reach, whilst several schools including Excalibur Primary School are also nearby.

A simply stunning home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite entrance door having double glazed frosted insets. Modern wall mounted radiator. Stairs to the first floor.

Dining Room

11'11" x 11'6"

Modern wall mounted radiator. Double glazed sash window to the rear elevation with fitted shutter blind

Lounge

13'1" x 11'1"

Modern wall mounted radiator. Double glazed sash bay window to the front elevation with fitted shutter blind. Media wall having electric fire.

Kitchen

12'1" x 7'10"

Double glazed window to the side elevation. Understairs storage cupboard. Range of wall, base and drawers with work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with four ring gas hob and extractor canopy over. Double glazed frosted door opening to the rear garden. Door into:-

Downstairs WC/Utility

7'5" x 7'1" max

Double glazed frosted window to the rear elevation. Space and plumbing for a washing machine. Space for a dryer. Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below.

First Floor Landing

Doors to all rooms. Storage cupboard having hanging rail

Bedroom One

Overall Dimensions

Two double glazed sash windows to the front elevation with fitted shutter blind. Modern wall mounted radiator.

Bedroom Two

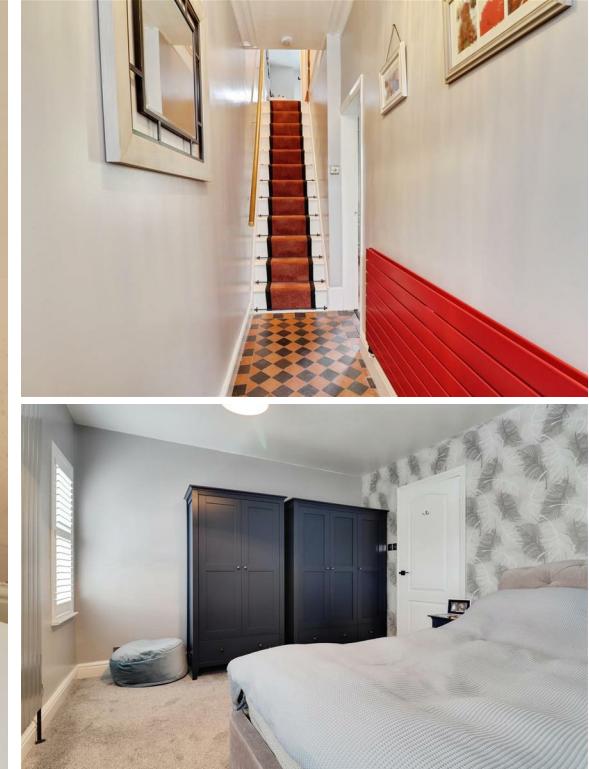
12'0" x 7'10"

12'0" x 7'10" Single panel radiator. Double glazed sash window to the rear elevation with fitted shutter blind.

Bedroom Three

bedroom

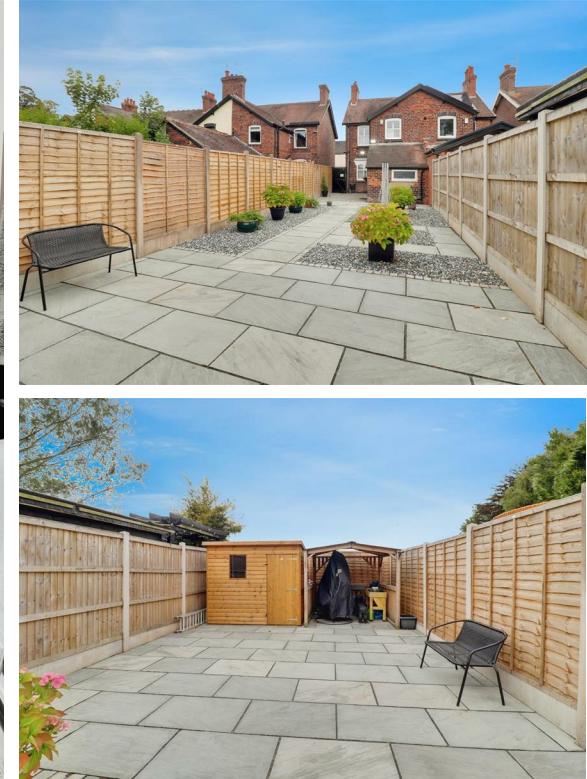
91 x 61
Single panel radiator. Double glazed sash window to the rear elevation with fitted shutter blind.



Family Bathroom

9'2" x 5'7"

A modern fitted three piece bathroom suite comprising low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a P-shaped bath with mixer tap and rainfall shower over. Partly tiled walls. Heated towel rail.



Externally

The property is approached by a shale driveway providing off road parking for two vehicles. A paved pathway leads down the side of the property to an access gate opening to the rear garden. The rear has been improved by the current owners, with low maintenance patio areas giving ample space for garden furniture. Fenced boundaries.

Council Tax Band

The council tax band for this property is B.

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.

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.



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

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

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