



**5 George Street**

ST7 8ET

**Offers Over £180,000**



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STEPHENSON BROWNE

A simply stunning and larger-than-average TWO DOUBLE BEDROOM mid-terraced home with COUNTRYSIDE VIEWS to the rear and a first floor bathroom with Jack & Jill access from both bedrooms!

This delightful home is beautifully presented and would make an ideal first time buy, offering spacious accommodation with well-proportioned rooms throughout.

An entrance porch leads to the front reception room, with the cosy rear reception benefiting from a log-burner, whilst the extended kitchen features a host of integrated appliances, space for a dining table, and incredible views out of the picture window over countryside to the rear. There is also a useful utility room which completes the ground floor. Upstairs, there are two double bedrooms, with bedroom two benefiting from those views to the rear, whilst a four-piece bathroom with a bath and separate shower can be accessed from both bedrooms.

The property features a forecourt to the front, whilst the landscaped rear garden features decked and patio areas with mature shrubs and an artificial lawn. With further views to the rear, this delightful garden offers a superb space and relax and unwind!

Ideally situated in a semi-rural village position on the outskirts of Audley, George Street provides easy access to commuting routes such as the A500, M6 and A34 whilst retaining a quiet position close to countryside. Several schools are nearby, including Sir Thomas Boughey Academy, Ravensmead Primary School and Wood Lane Primary School.

A gorgeous and deceptively spacious home which offers much more than you may expect! Please contact Stephenson Browne to arrange your viewing.



## Entrance Porch

UPVC double glazed front door and windows, tiled flooring.

## Front Reception Room

13'8" x 11'11"

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

## Rear Reception Room

13'8" x 11'11"

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

## Kitchen

22'9" x 7'4"

Tiled flooring, two UPVC double glazed windows with views over countryside to the rear, sky lantern, downlights and ceiling light point, tall radiator, one and a half bowl stainless steel sink with drainer, tiled splashback, integrated dishwasher, oven, hobs, cooker hood, washing machine, space for a dining table. UPVC double glazed stable-style door leading into;

## Utility Room

6'1" x 6'1"

Tiled flooring, UPVC double glazed windows and rear door leading to the garden.

## Landing

Fitted carpet, ceiling light point, storage cupboard.

## Bedroom One

13'7" x 11'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, access to the bathroom.

## Bedroom Two

11'11" x 9'6"

Fitted carpet, UPVC double glazed window with views to the rear over countryside, ceiling light point, radiator, access to the bathroom.

## Bathroom

11'10" x 7'6"

A sizeable bathroom with vinyl tile effect flooring, downlights, UPVC double glazed window, radiator, W/C, pedestal wash basin, roll-top freestanding bath, separate shower cubicle.

## Outside

The property features a forecourt to the front, whilst the landscaped rear garden features patio and decked areas, with an artificial lawn and mature shrubs, benefiting from views over countryside to the rear.

## 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.

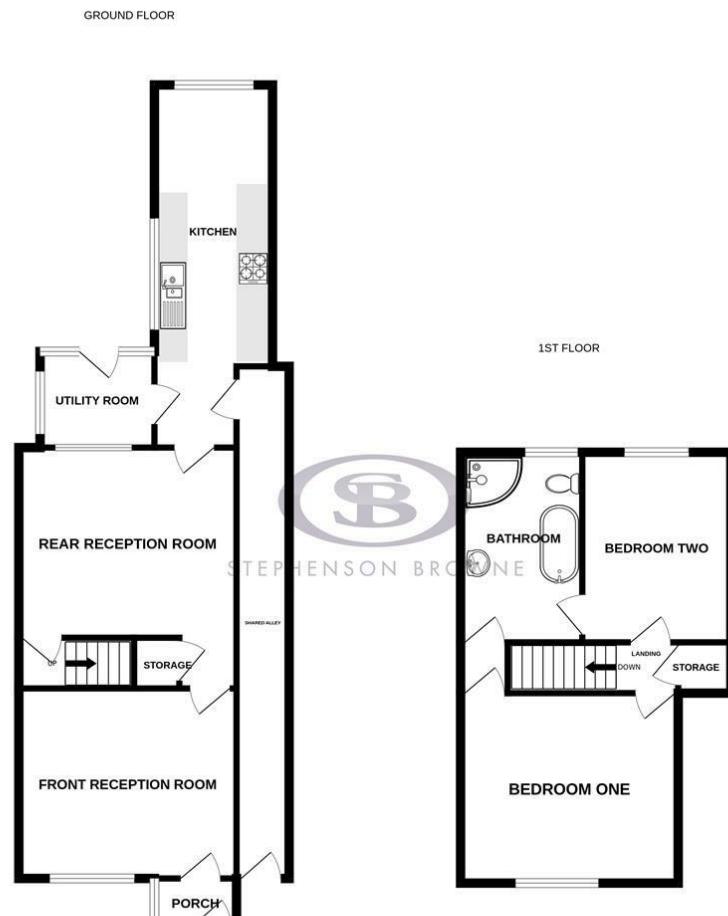
**Alsager AML Disclosure**

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.



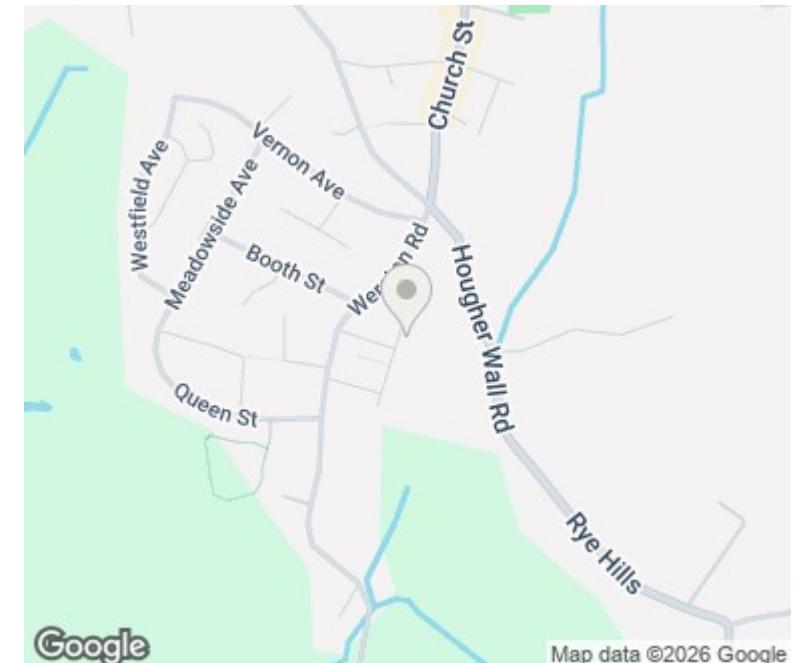


## Floor Plan



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 condition or efficiency can be given.  
Made with HomePlan 2000.

## Area Map



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			
England & Wales		EU Directive 2002/91/EC	

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			
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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