



STEPHENSON BROWNE

## Hougher Wall Road, Audley, Stoke-On-Trent

ST7 8JA



£145,000

## Description

A beautifully presented and recently refurbished two bedroom mid-terraced cottage with a sizeable garden to the rear, backing onto countryside with fantastic views to the rear!

An excellent opportunity to purchase a gorgeous home in a superb semi-rural location, which would make an ideal first time buy! Having recently undergone a scheme of improvement and refurbishment, the property is presented to a superb standard and perfectly combines period charm and character with efficient modern living.

To the ground floor are two reception rooms, both with feature fireplaces, with a rear hall and a newly fitted kitchen. Upstairs, are two spacious bedrooms and a stylish family bathroom. To the rear of the property is a surprisingly large garden which features lawned and gravelled areas, with border shrubs and hedges. Backing onto fields, the garden creates a beautiful backdrop and makes an ideal space to relax and enjoy the best of the summer weather!

Ideally situated in a semi-rural village position on the outskirts of Audley, Hougher Wall Road 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.





## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



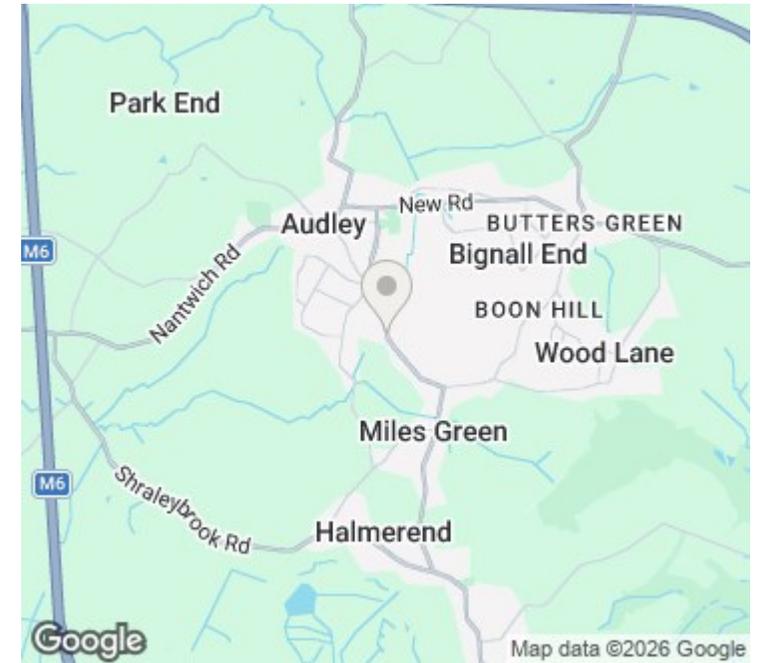
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# Floorplans



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		
	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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