



STEPHENSON BROWNE



Nantwich Road, Audley

ST7 8DH



£210,000

DESCRIPTION

A characterful period semi-detached home in the village of Audley, featuring three bedrooms and a first floor bathroom!

Offered for sale with no onward chain and including a number of period features such as picture rails and sash windows to the front aspect, the property has a huge amount of kerb appeal and would make an ideal first time buy or family home!

The property features two reception rooms, a kitchen and a downstairs W/C to the ground floor, whilst upstairs there are three bedrooms and the family bathroom.

To the front of the property is an elevated frontage with mature shrubs and a border hedge, whilst the sizeable well-established rear garden features patio and artificial lawned areas with shrubs, alongside several outbuildings and a very useful storage shed.

Situated in a commanding position on Nantwich Road in Audley, the property is perfectly placed for a number of commuting links such as the M6, A500 and A34, with Alsager and Newcastle-under-Lyme both within easy reach. Several schools are nearby, including Ravensmead Primary School and Wood Lane Primary School, whilst the wealth of amenities within Audley are quite literally on your doorstep, including the Boughey Arms pub, convenience stores and restaurants.

A well-presented and much-loved home which is full of character! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Front Reception Room

12'5" x 12'5"

Parquet flooring, timber framed front door, two timber framed sash windows, ceiling light point, radiator, feature fireplace, picture rail.

Rear Reception Room

12'11" x 12'5"

Fitted carpet, double glazed window, ceiling light point, radiator, multi-fuel burner, under stairs storage cupboard.

Rear Hall

Original tiled flooring, composite rear door, ceiling light point, radiator, storage cupboard.

Kitchen

10'5" x 6'11"

Tiled flooring, double glazed window, ceiling strip light, radiator, sink with drainer, wall and base units, space and plumbing for appliances, Worcester gas central heating boiler.

Downstairs W/C

5'4" x 3'3"

Laminate flooring, UPVC double glazed rear door, access into the kitchen, ceiling light point, W/C, corner wash basin, tiled splashback.

Landing

Fitted carpet, two ceiling light points, loft access.

Bedroom One

12'7" x 12'7"

Fitted carpet, timber framed sash window, ceiling light point, radiator, feature fireplace.

Bedroom Two

14'3" x 6'9"

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

Bedroom Three

9'9" x 7'1"

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



Bathroom

9'5" x 5'7"

Vinyl laminate flooring, UPVC double glazed window, two ceiling light point, radiator and chrome towel radiator, storage cupboard, W/C, wash basin with vanity unit, bath with overhead shower.

Outside

To the front of the property is a garden with border hedges and shrubs, whilst the rear garden features a brick paved patio, artificial lawn, two outbuildings for storage, shrubs and storage shed.

Council Tax Band

The council tax band for this property is B.

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.

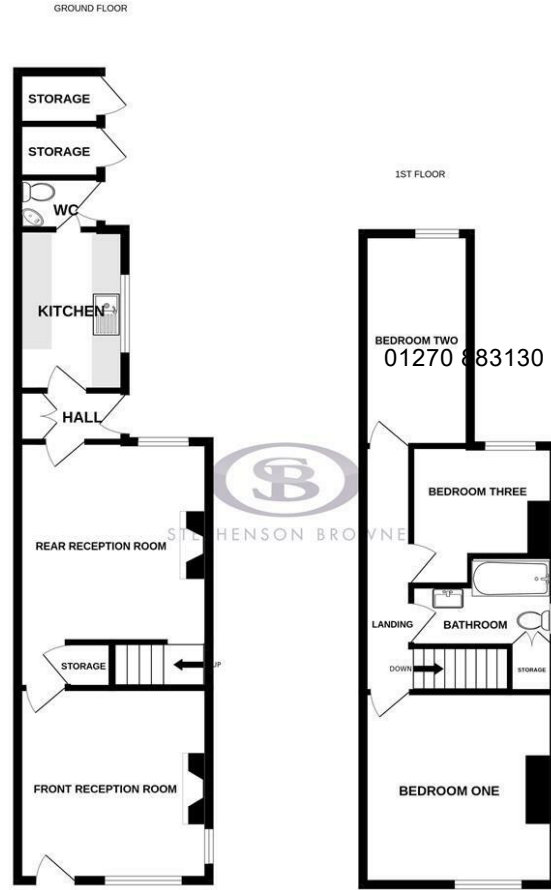
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Alsager AML Disclosure

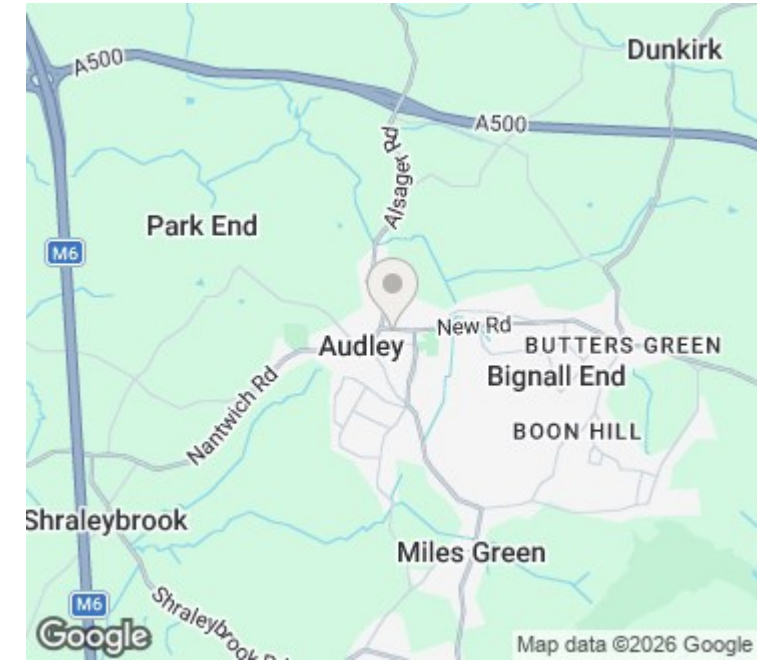
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Floorplans



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		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	
		63	76

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 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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