



STEPHENSON BROWNE

Dean Hollow, Audley

ST7 8JE



Offers Over £130,000

Description

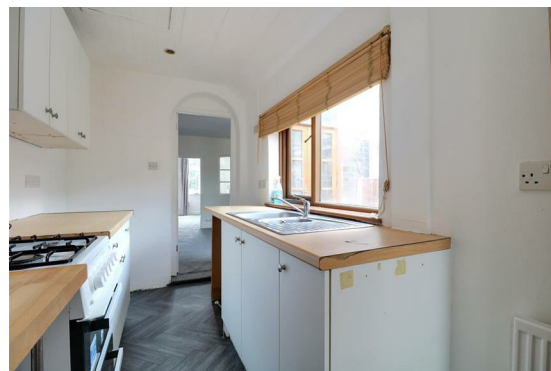
A delightful two-bedroom mid-terraced cottage in the centre of Audley, offered for sale with no onward chain!

A fantastic opportunity for any first-time buyers looking to make that all-important step onto the property ladder! This mid-terraced home benefits from some characterful period features and would make an ideal blank canvas for those wishing to put their own stamp on their home.

A lounge leads through to the dining room, with the kitchen and family bathroom completing the ground floor. Upstairs, there are two spacious bedrooms. An attractive gravelled frontage leads to the property, whilst the rear garden features patio and gravelled areas and is larger than you may expect, also benefitting from a storage shed.

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 fantastic opportunity to acquire a mid-terraced cottage in a superb village location! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Lounge

11'11" x 11'8"

UPVC double glazed front door and window, fitted carpet, ceiling light point, radiator.

Dining Room

12'1" x 11'8"

Fitted carpet, timber framed French doors leading to the rear garden, ceiling light point, radiator.

Kitchen

12'0" x 5'11"

Vinyl laminate effect flooring, timber framed double glazed window, ceiling light point, loft access, radiator, one and half bowl stainless steel sink with drainer, space and plumbing for appliances, wall and base units.

Bathroom

6'2" x 5'5"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, towel radiator, W/C, pedestal wash basin, bath with mains shower.



Landing

Fitted carpet, ceiling light point.

Bedroom One

11'11" x 11'9"

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

Bedroom Two

11'8" x 9'2"

Fitted carpet, timber framed double glazed window, ceiling light point, radiator, airing cupboard housing gas central heating boiler, loft access.

Outside

To the front of the property is a gravelled frontage, whilst the rear garden features patio and gravelled areas with a storage shed.

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.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagun 112221

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		England & Wales
			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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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