



Hougher Wall Road, Audley

Stoke-On-Trent, Staffordshire, ST7 8JA

£700 PCM



LOVE AT FIRST SIGHT - This charming and homely two bedroom mid-terraced cottage occupies a delightful interior with a twist of modern and traditional features which are truly wonderful! Boasting an immediate welcoming feel from the moment you step inside. Hougher Wall Road has a wonderful rural feel to it but is only a few minutes drive from the A500 making it exceptionally good for commuting. Internally the accommodation comprises; lounge, modern kitchen, utility room, two bedrooms, shower room and a roof terrace garden off bedroom two.

Lounge
12' x 11'8 (3.66m x 3.56m)



Door to front, radiator and double glazed window to front.

Kitchen
11'9 x 6'9 (3.58m x 2.06m)



Having wall and base units with preparation work surfaces over incorporating sink drainer with mixer tap. Integrated oven with gas hob and extractor over. Space for fridge freezer and double glazed window to rear.

Utility room
7'2 x 4'6 (2.18m x 1.37m)



Wall units, plumbing for washing machine and door to side.

Landing

Bedroom one
11'10 x 7'10 (3.61m x 2.39m)



Radiator, wardrobes and double glazed window to front.

Bedroom two
8'11 x 6'10 (2.72m x 2.08m)



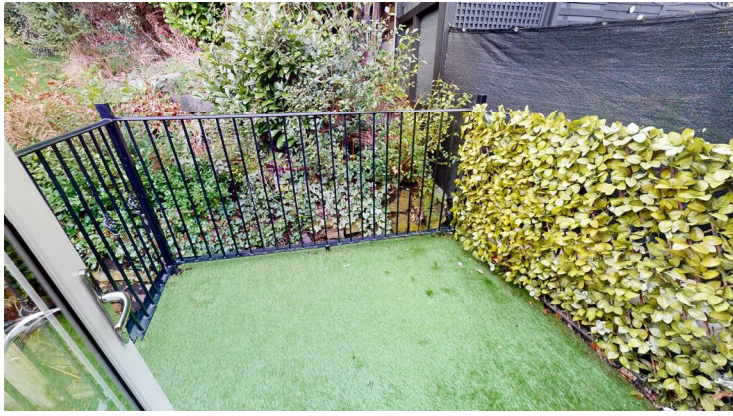
Radiator and door onto the roof terrace.

Shower room
9'1 x 4'6 (2.77m x 1.37m)



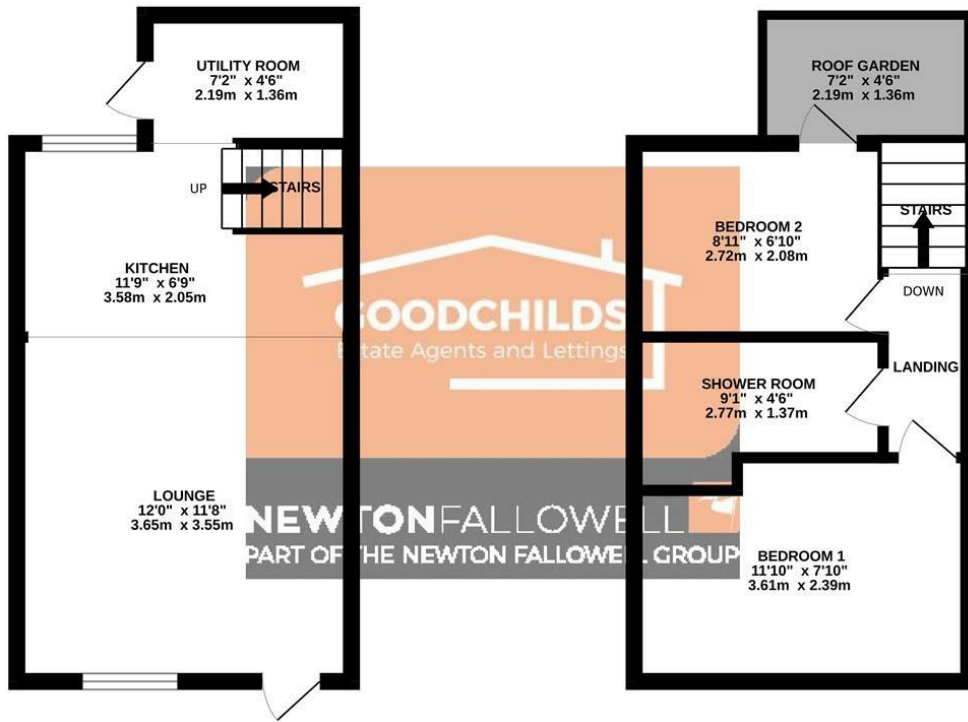
Having white three piece suite comprising; shower cubicle, wash hand basin and WC. Part tiled walls, heated towel rail and extractor fan.

Roof terrace



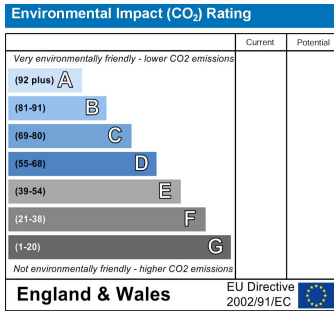
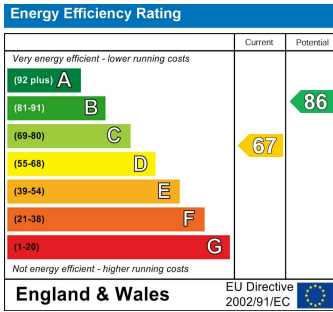
GROUND FLOOR
250 sq.ft. (23.2 sq.m.) approx.

1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

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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