



17 BARLEYFIELDS | AUDLEY | STAFFORDSHIRE | ST7 8ED | OIRO £180,000



BOASTING A SUPERB REAR ASPECT OVERLOOKING OPEN FIELDS

An outstanding well designed & highly attractive two bedroom deceptively spacious semi detached house.

Featuring a recently fitted sleek contemporary fitted kitchen with soft blue gloss units, textured stone walls & several integrated appliances. The accommodation which would suit a variety of buyers yearning for a great house in a delightful village location and being easy to maintain is in a great cul de sac position.

Being an ideal situation for commuting whether by car, train or bus etc transport links – there are so many facilities close by or within a short distance away.

The comfortable property briefly comprises; Entrance Hall, Living Room, Kitchen, Conservatory.

First Floor Landing, Bedroom One, Bedroom Two & Shower Room.

UPVC D.G. & Gas C.H.

Part Tarmacadam & brick paved driveway to the front of the property enabling parking for three/four vehicles.

Pleasant raised flower bed, side gated access to the marvellous & enchanting rear garden which features the most wonderful open outlook. Regularly cows can be admired from the garden further enhancing this delightful cul de sac position. The easy to maintain rear garden features simulated lawn, plenty of space to sit & relax or indeed entertain and also features a pretty raised pond with carp fish. The rich planting is beautiful and includes Roses, Salvia and Buddleia.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SUPER PROPERTY





DIRECTIONS

Proceed out of Nantwich on the A500 following signs for Stoke on Trent. Bear left following signs for Audley & turn right onto Alsager Road. Continue to the mini roundabout and turn right onto Nantwich Road (B5500). Turn left into Chester Road & continue to the junction. Turn right into Wereton Road & immediate right again into Vernon Avenue. Bear right into Barleyfields where the property will be observed in the cul de sac on the left hand side adjoining fields to the rear.

LOCATION - AUDLEY

Audley is a large village and former civil parish in the Newcastle-under-Lyme district, in Staffordshire, approximately four miles (6 km) north west of Newcastle-under-Lyme and 3 miles (5 km) from Alsager near the Staffordshire-Cheshire border. Audley has football, cricket and bowling clubs within the village together with Ravensmead County Primary School, Sir Thomas Boughey Academy & Wood Lane Primary School. Commuting is incredibly easy with both the A500 & M6 striking distance away.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL





NEWLY FITTED CONTEMPORARY KITCHEN 10'2" x 6'1"





LIVING ROOM 14'10 x 12'6



CONSERVATORY 11'3 x 7'8





FIRST FLOOR LANDING

BEDROOM TWO 9'10 x 6'2

SHOWER ROOM 6'4 x 5'10





BEDROOM ONE 12'6 x 10'11

ATTACHED TIMBER SHED
(Space for tumble dryer).



EXTERIOR

There is an extremely generous driveway to the front of the property with space for three/four vehicles and a pleasant well planted raised flower bed with attractive stone edging.

Pathway to front entrance & gated side access and pathway leading to the enchanting rear garden which adjoins beautiful open fields to the rear.

Featuring simulated lawn, seating areas, rich planting including Salvia, specimen Roses and Buddleia there is also space for greenhouse. In addition here is also a raised pond presently stocked with ornamental carp.

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.



TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 01270 625410. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

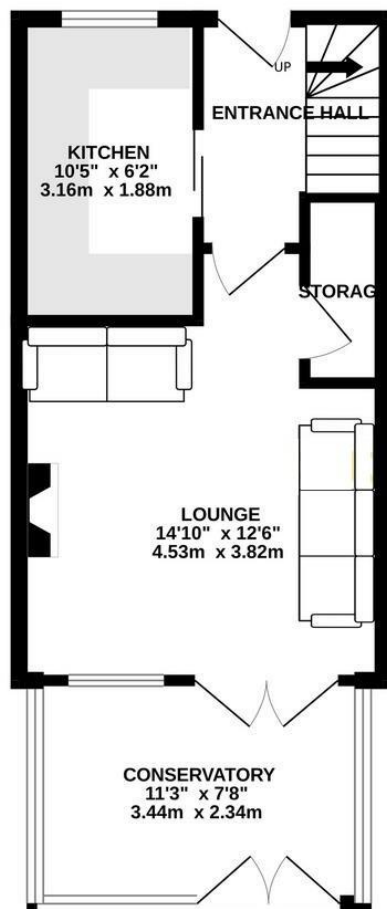
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

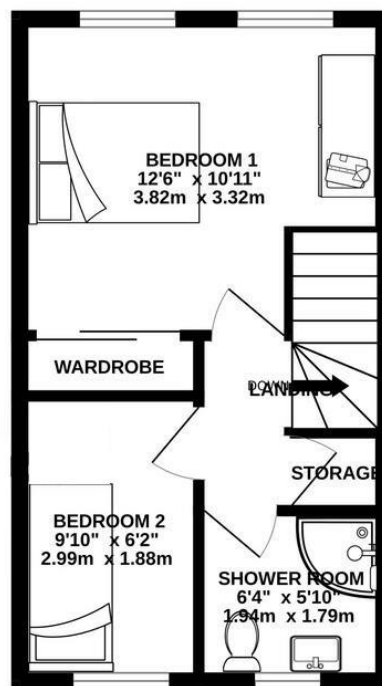




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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.
Made with Metropix 62025.