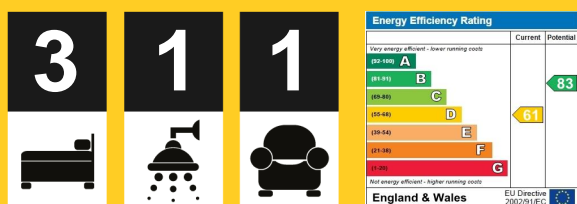




**Wereton Road,
Audley ST7 8EN**

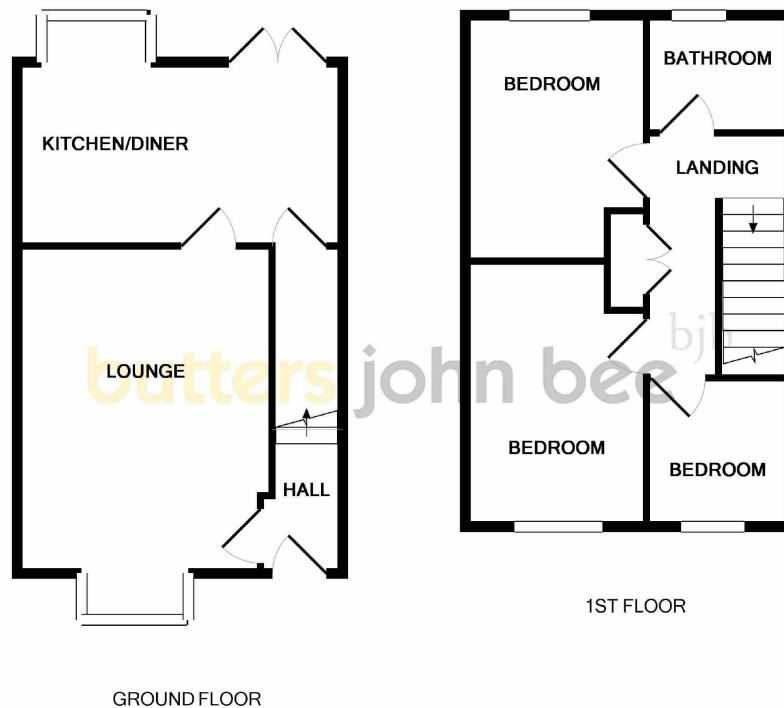


£165,000

This well presented three bedroom semi detached family house offers No Chain. The property briefly offers, lounge, kitchen/diner, three bedrooms and modern bathroom. Front and enclosed rear garden. Driveway and garage. Gas Central Heating and Double Glazing. VIEWING HIGHLY RECOMMENDED - EASY ACCESS TO VILLAGE AMENITIES

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Hall

Double glazed door to the front and radiator. Tiled floor and stairs to the first floor. Door to lounge.

Lounge 17'2" to bay x 11'6" (5.22m to bay x 3.5m)

Box bay to the front with double glazed leaded windows. Feature fire surround with inset living flame effect gas fire. Radiator and TV point. Door to kitchen/diner.

Kitchen/Diner 14'11" x 8'5" (4.55m x 2.56m)

Box bay to the rear with double glazed leaded windows and double glazed twin doors to the rear. The kitchen has been fitted with a range of modern wall and base units, incorporating sink unit, inset gas hob with concealed extractor fan over, built in electric double oven, space for washer and fridge/freezer. Part tiled walls and radiator. Tiled floor. Under stairs storage cupboard.



Landing

Doors leading off and built in airing cupboard.

Bedroom 1 11'2" x 8'6" (3.41m x 2.58m)

Double glazed leaded window to the rear and radiator.

Bedroom 2 11'10" x 8'5" (3.61m x 2.57m)

Double glazed leaded window to the front and radiator. Built in wardrobes with matching dresser unit and bedside cabinet. Telephone point.

Bedroom 3 6'9" x 6'1" (2.05m x 1.85m)

Double glazed leaded window to the front and radiator. Inset ceiling spot lighting.

Bathroom

Double glazed leaded window to the rear and radiator. Modern three piece suite, comprising twin ended jacuzzi bath with mixer shower over, wash hand basin and WC. Part tiled walls and tiled floor.

External

To the front of the property is a garden with driveway leading to ample parking and detached garage. The rear garden is enclosed and has been designed for ease of maintenance with paved patio, raised timber deck, plumb slate area and flower beds. The garage has an up and over door. Externally to the property there is security lighting, alarm system and pvc fascia and guttering.





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.