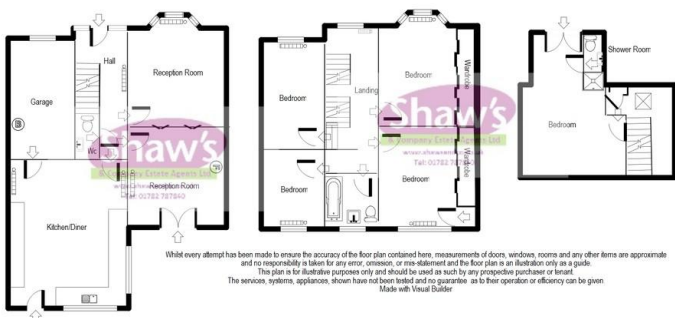


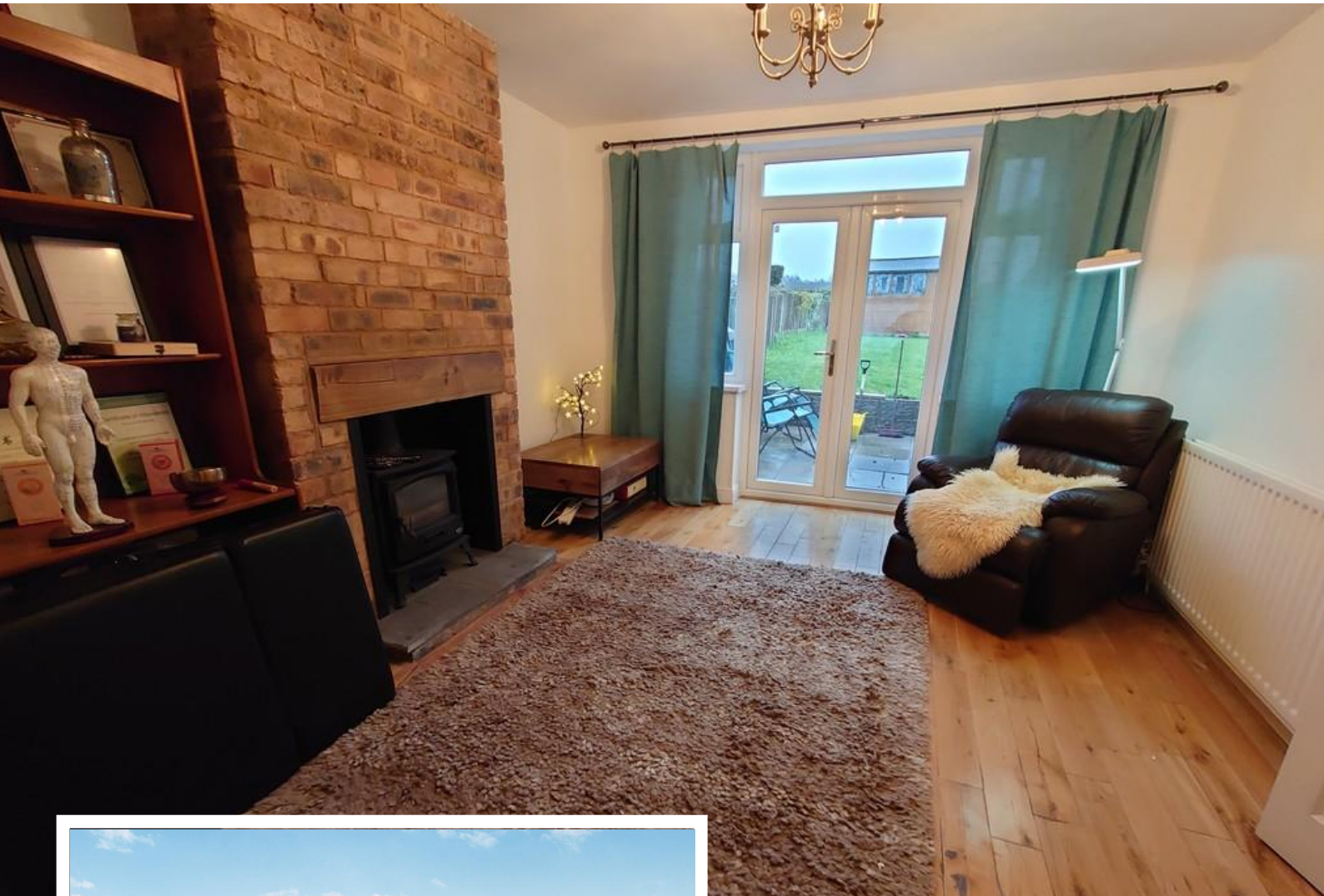


**Wereton Road
Audley, ST7 8HE**

- BEAUTIFULLY PRESENTED
- EXTENDED SEMI DETACHED HOUSE
- 5 BEDROOMS, ENSUITE & BATHROOM
- HALL, LOUNGE, DINING ROOM
- EXTENDED BREAKFAST KITCHEN
- LANDSCAPED GARDENS
- SEMI RURAL LOCATION
- UPVC D/GLAZING & GAS C/HEATING

£343,000





Property Description

INTRO

Shaw's & Co are delighted to bring to the market a beautifully presented extended semi detached house with plenty of spacious rooms throughout with 152sqm of accommodation - Entrance hall, lounge, dining room, extended breakfast kitchen, cloaks/w.c four first floor bedrooms, updated bathroom, a second floor double bedroom & ensuite. Stunning views over open countryside. UPVC double glazing & gas central heating. The property is within Audley a pleasant semi rural village yet with all amenities close by & access to the A500/M6 close by. Viewing imperative without further delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 8HE on leaving Audley Village the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

UPVC entrance door and glazed panels, timber flooring. A good sized entrance hall way with a staircase to the first



and second floor, double radiator.

CLOAKS/W.C

Low level w.c, splash back tiling.

EXTENDED KITCHEN/FAMILY ROOM

18' 0" x 15' 0" (5.49m x 4.57m)

An extended kitchen/dining room with plenty of base and wall units, worksurfaces 1.5 single drainer sink, space for appliances. Windows to the rear and side over looking the landscaped garden and Countryside beyond UPVC part glazed rear access door, radiator. Door to the integral garage.



DINING ROOM

12' 9" x 11' 10" (3.89m x 3.61m)

With French doors to the garden, radiator, Chimney breast and inset stove, timber flooring, doors to:

LOUNGE

11' 10" x 11' 4" (3.61m x 3.45m)

With a bay window to the front, radiator, timber flooring.

FIRST FLOOR LANDING

Window to the front, staircase to the second floor, Vertical radiator.



BEDROOM ONE

12' 10" x 9' 6" (3.91m x 2.9m)

Window to the rear, with a view over the garden and Countryside, fitted wardrobes, shower cubicle.

BEDROOM TWO

11' 5" x 10' 1" (3.48m x 3.07m)

Bay window to the front, radiator, fitted wardrobes.

BEDROOM THREE

8' 11" x 8' 5" (2.72m x 2.57m)

Window to the rear, radiator.

BEDROOM FOUR

13' 10" x 7' 11" (4.22m x 2.41m)

Window to the front, radiator.

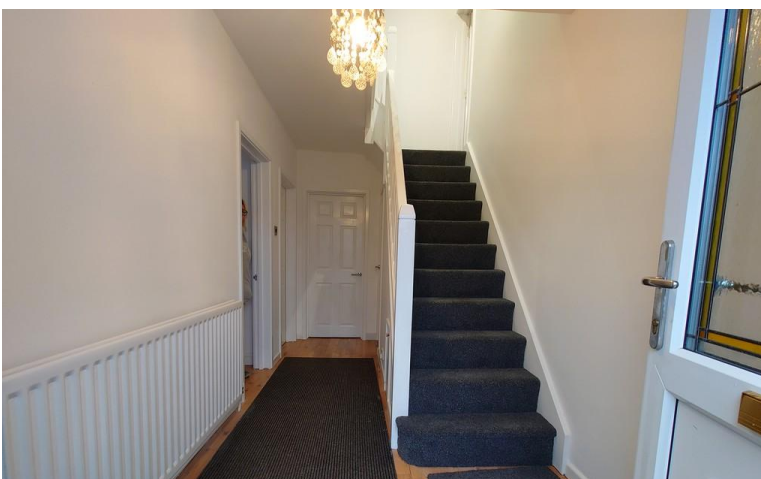
SECOND FLOOR LANDING

With window to the rear, storage to the eaves, Velux roof window, recessed spot lights.

BEDROOM FIVE

20'6 reducing to 13'6 X 13'2

A good sized second floor bedroom with a mock Juliet balcony to the rear with a far reaching view over the garden and surrounding countryside.





ENSUITE

A second floor ensuite with an enclosed shower cubicle, low level W.C wash hand basin and vanity cabinet, window to the rear.

EXTERNALLY

FRONTAGE

A block paved driveway provides lots of parking spaces. A graveled shrub border. Access to the garage.

INTEGRAL GARAGE

15' 8" x 7' 6" (4.78m x 2.29 m)

Up and over front access door, door to the kitchen, a Baxi combi boiler.

REAR GARDEN

A landscaped rear garden area with a paved patio, leading to the lawn garden. Pleasant views over adjacent countryside.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .





LOCAL AUTHORITY
Newcastle Borough Council.

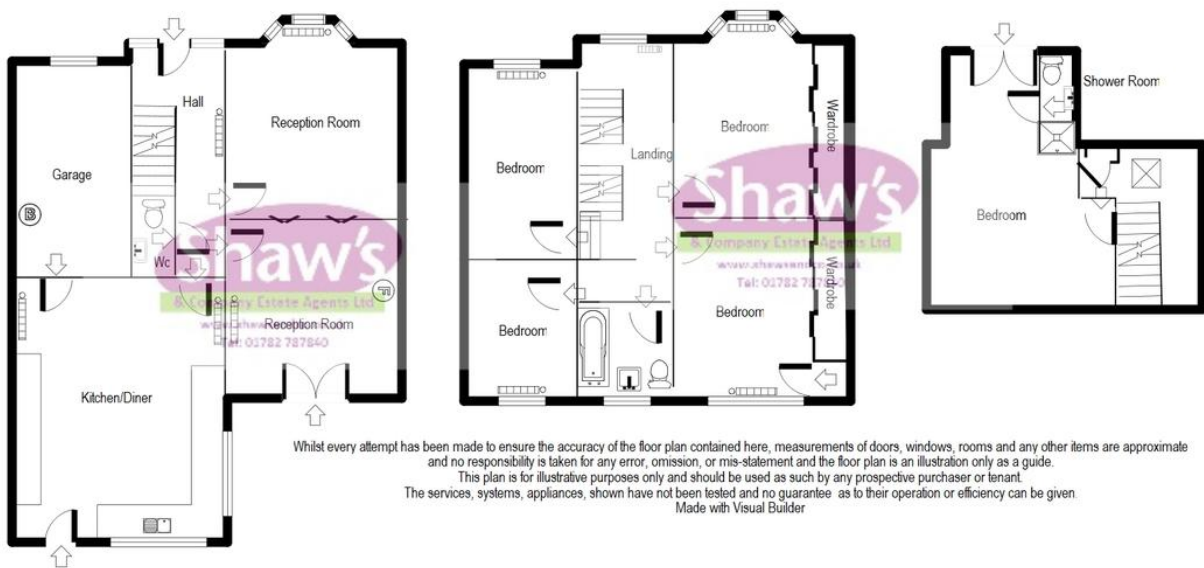
COUNCIL TAX BAND C

EPC RATING (PDF available online)
Current: 68D Potential: 79C









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 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements