



# Hill Terrace

Audley

Stoke-on-Trent, ST7 8DD



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £175,000

Well presented link detached house, situated in the very popular location of Audley, within close proximity to local amenities. The property benefits from a stunning open plan kitchen/sitting/dining area to the rear, off road parking and rear garden. Viewing of this property is highly recommended.





#### ENTRANCE LOBBY

Radiator, door to front.

#### CLOAKS

WC and wash basin, radiator.

#### LIVING ROOM

5.42m x 3.93m (17' 9" x 12' 11") Double glazed window to front, two radiators, gas fire with fire surround and marble effect insert and hearth, under stairs storage area, stairs to 1st floor.

#### OPEN PLAN KITCHEN/SITTING/DINING AREA.

7.67m max x 2.94m max (25' 2" x 9' 8") Fitted with a quality range of wall, base and drawer storage units, fitted electric oven and hob with extractor above, Integrally fitted fridge, integrally fitted freezer, Integral microwave, Integral dishwasher, double glazed windows to rear, double glazed French doors to rear, two radiators, part tiled walls, tiled floor, access into utility area.

#### UTILITY AREA

1.83m x 2.40m (6' 0" x 7' 10") Plumbing for automatic washing machine, wall mounted Glowworm boiler, fitted storage space, door into further storage area.

#### STORE (former garage area)



#### LANDING

Access to partially boarded loft with lighting via pull down ladders

#### BEDROOM ONE

4.32m x 2.94m (14' 2" x 9' 8") Double glazed window to front, radiator, built-in storage.

#### BEDROOM TWO

2.76m x 2.94m (9' 1" x 9' 8") Double glazed window to rear, radiator, built-in storage.

#### BEDROOM THREE

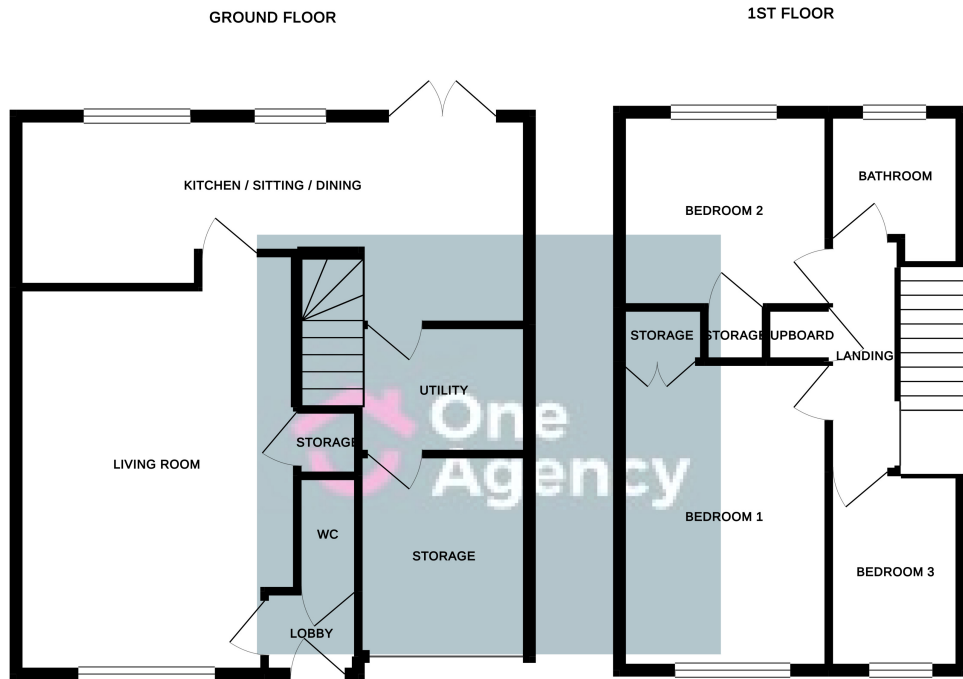
2.84m x 1.94m (9' 4" x 6' 4") Double glazed window to front, radiator.

#### BATHROOM

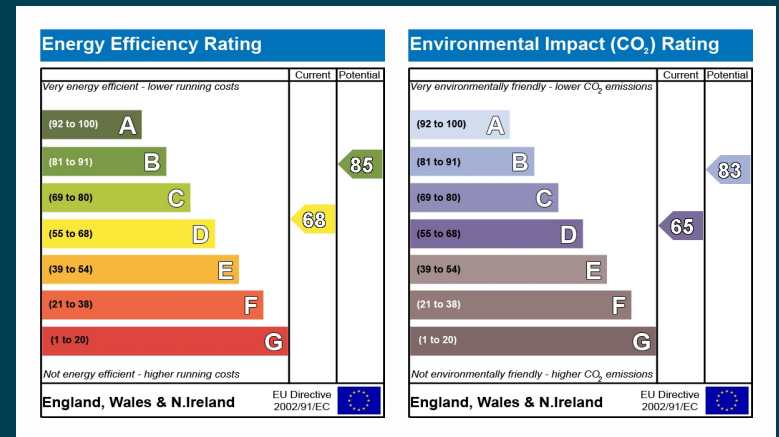
1.92m x 2.17m (6' 4" x 7' 1") Bathroom suite comprising of panelled bath with shower over, WC and wash basin, heated towel rail, tiled walls.

#### OUTSIDE

Rear garden with garden storage, patio area and lawn, garden to front with off-road parking.



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 ©2019



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. 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 and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.