

6a Church Street, Audley, ST7 8DE



A lovingly renovated Grade II listed detached cottage brimming with charm, character and quirky features, located in the heart of the lovely village of Audley.

This beautifully presented home showcases exposed brickwork, original beams, striking porthole windows, vaulted ceilings to the first floor and a stylish blend of modern comforts throughout. Offering a spacious kitchen/diner, generous lounge, three bedrooms and two bathrooms and guest WC!

The property is ideally positioned close to local amenities, and excellent commuter links conveniently close by with the A500 and M6 Motorway.

IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Administration Fee: £1800 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1800 inc VAT payable on exchange of contracts.

Auction Guide £136,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance

Charming Character filled front door into entrance hall with double glazed floor to ceiling window to the side elevation, radiator, storage cupboard housing consumer unit, and meters with oak internal door to;



Lounge 17'09 x 14'09

Double glazed window to the side elevation, double glazed French doors to the side elevation, beautifully exposed brick, and wooden beams, under stairs storage cupboard and radiator.



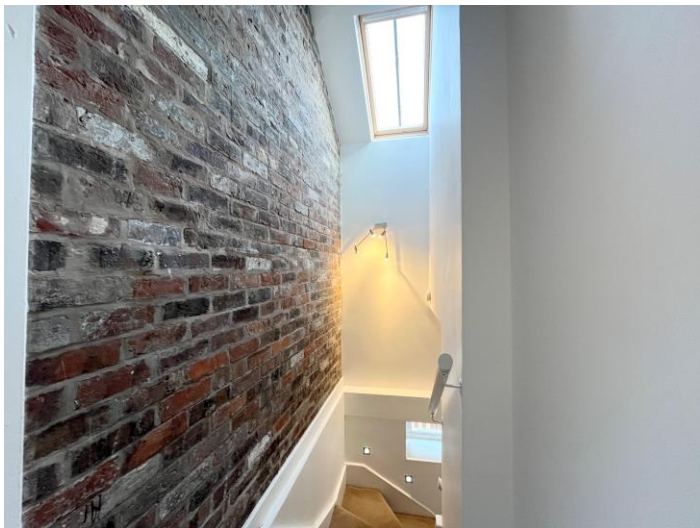
Kitchen/Diner 24'11 x 8'09

Range of base, wall, and drawer units in shaker style with contrasting work surfaces over and inset drainer. Breakfast bar, stainless steel sink unit, built in oven, Kuppersbusch hob, extractor fan, freestanding dishwasher, freestanding fridge freezer, chrome tall radiator, beautifully exposed brick and wooden beams, double glazed bi-folding doors to the front elevation, double glazed window to the rear elevation, radiator.



Stairs to first floor landing

Turning staircase, double glazed window to the front elevation, Velux skylight, exposed brick, and wooden beams.



Bedroom One 14'07 x 12'00

Double glazed window to the side elevation, Velux skylight, radiator and exposed wooden beams.



En-suite

Enclosed fully tiled shower unit with mains fed shower over, low level WC, pedestal wash hand basin, part tiled walls, chrome ladder towel rail, Velux skylight and exposed brick and wooden beams.



Bedroom two 12'01 x 10'03

Double glazed porthole window to the front elevation, Velux sky light, radiator, exposed brick, and beams.



Bedroom Three 12'02 x 9'06

Double glazed porthole window to the front elevation, Velux sky light, radiator, exposed brick, and beams.



Bathroom

L shaped panel bath, with mains fed shower over, low level wc, pedestal wash hand basin, chrome ladder towel rail, part tiled walls, Velux sky light, cupboard housing combi boiler and exposed brick and wooden beams.



Externally

Cobbled area to the front of the property suitable for one small vehicle to park.

EPC-E

Council Tax-D

Tenure- Freehold

Grade II Listed Building



