

FOR SALE



**BROOKLANDS, PARK LANE, AUDLEY,
STOKE-ON-TRENT ST7 8HR**

Offers in the Region of £250,000

**WITH OPTION TO PURCHASE Paddock
FOR AN ADDITIONAL £30,000**

AGENT'S NOTE

A wonderful opportunity to purchase a bungalow overlooking open countryside but within easy reach of the M6 Junction 16 and The Potteries Conurbation.

The bungalow comprises a Colt unit which was constructed of cedar wood in the mid-1960s. The substantial property could be refurbished and upgraded to provide a comfortable home or, alternatively, a replacement dwelling may be appropriate (all subject to planning regulations). The bungalow sits on a site of 0.17 acres (0.043 hectares) which includes gardens, lawns and garaging (edged red on the attached map).

Additionally, a **paddock situated to the rear and extending to 1.87 acres (0.76 hectares) is available** for the sum of an additional £30,000. The purchaser will be required to nominate, immediately after the auction, whether they wish to take up this option. The paddock is edged blue on the attached map.

DIRECTIONS

Brooklands is approached from the B5500, Nantwich Road, in Audley by taking the turning into Park Lane. Follow this road for approximately 1¼ miles, disregarding the turning on the left into Moat Lane, and the property is on the right indicated by the agent's "For Sale" sign. The post code is ST7 8HR.

DESCRIPTION

The bungalow is constructed of wooden framing and cedar planking with a cedar shingle roof. It contains:-

Front Door to Hallway, giving access to a Central Passage.

Lounge:- 4.81m. x 6.07m., a pleasant through room with UPVC patio doors to outside, open fire together with 3 radiators.



Dining Room:-

Enjoying open views, 4.79m. x 3.67m.

Kitchen:- 4.86m. x 3.62m., the room is fully tiled and has a solid fuel fired Rayburn Range which is currently disconnected. There is a range of Fitted Furniture including a Single Drainer Sink Unit and a Built-in Oven with Microwave over.



Bedroom 1:- 4.86m. x 3.56m., with range of Fitted Furniture.
Bedroom 2:- 4.82m. x 3.00m., with range of Fitted Wardrobes with Mirrored Doors.
Bedroom 3:- 3.52m. x 3.61m., with Gas Fired Central Heating Boiler.



Bedroom 1



Bedroom 2



Bathroom:- with suite comprising a Corner Low Level WC, Bidet and Wash Hand Basin.

Linen Store off.

Rear Porch with 2 **Store Cupboards** and giving access to a **Shower Room**.
UPVC Conservatory to rear:- 3.00m. x 3.6m.

Double Garage constructed of brick with a felt roof and having up and over doors. There is a further concrete sectional Double Garage, again with a felt roof.

The grounds to the bungalow comprise an area of paving and hard surface with in-built flower beds and a pond surrounding the house and lawned areas capable of easy maintenance. There are 2 vehicular accesses from Park Lane.



SERVICES

The property is connected to mains water and the electricity supply. Drainage is to a private septic tank, which is understood to have been constructed at the same time as the bungalow.

TENURE AND POSSESSION

The property is owned freehold and is offered for sale with vacant possession upon completion.

LOCAL AUTHORITY

Newcastle-under-Lyme Borough Council, Castle House, Barracks Road, Newcastle ST5 1BL.

COUNCIL TAX BAND

The property has a Council Tax Band of D. The Council Band shows an improvement indicator which means:-

“this shows that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.”

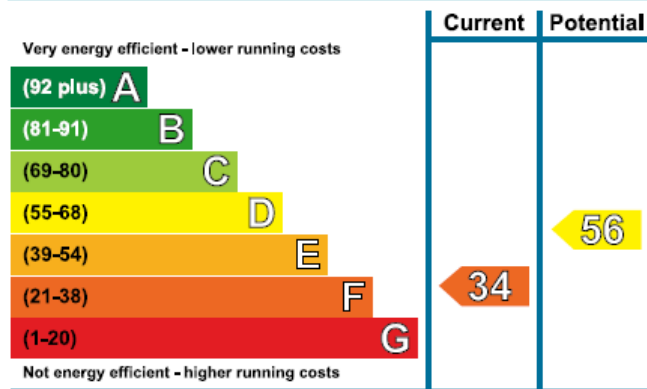
PLANNING

The bungalow was constructed under a planning permission dated 14th May 1965. The only condition regarding the property related to vehicular access. A copy of the planning permission and the form Y2 is available for inspection on the agents' website.

VIEWING

Strictly by appointment with the Agents.

Energy Efficiency Rating



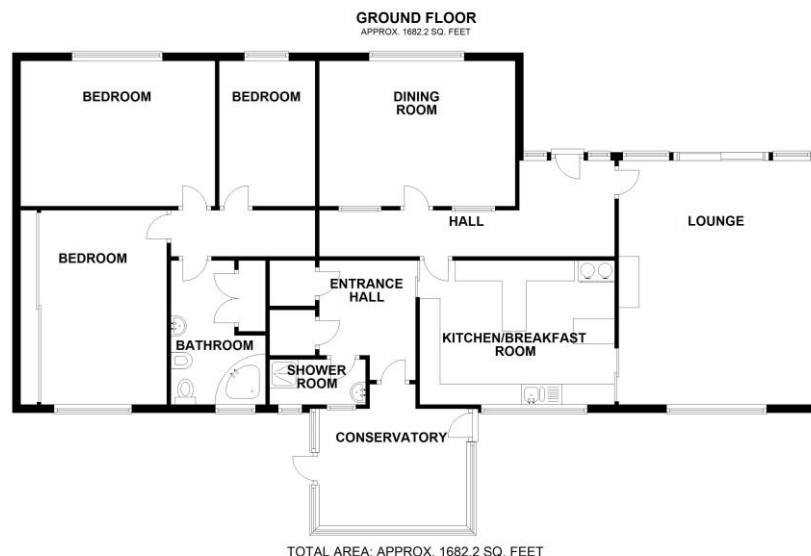
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

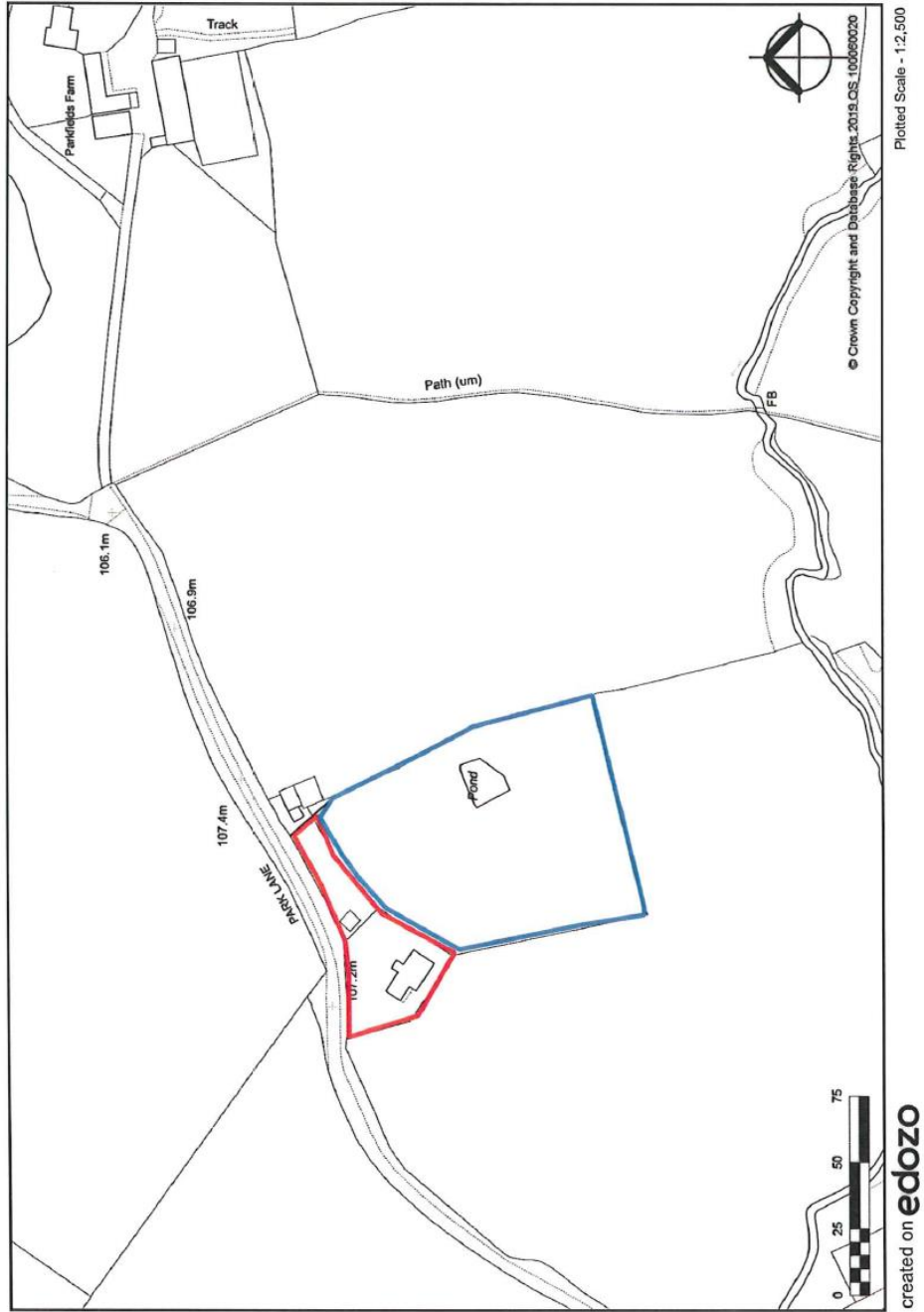


We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

Brooklands, Park Lane, Audley, Stoke-on-Trent, ST7 8HR



Map not to scale