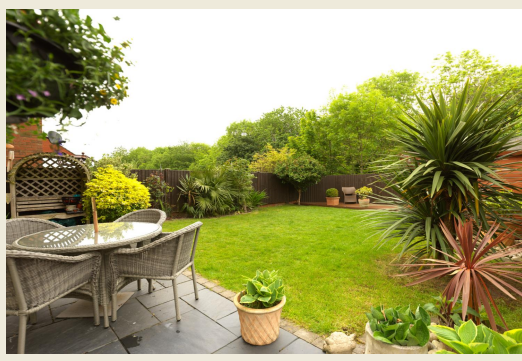




35 HILL TERRACE | AUDLEY | STAFFORDSHIRE | ST7 8DD | OIRO £340,000



35 Hill Terrace, Audley, Staffordshire, ST7 8DD

Boasting exceptionally well appointed interiors, accommodation offering space for professionals and families etc and positioned in a highly regarded location. the superb and incredibly attractive double fronted home features four bedrooms and two bathrooms with a stunning family bath and shower room with elegant roll top bath. Briefly comprising; entrance Hall, Breakfast Kitchen, Living Room, Dining Room, Cloaks WC, Bedroom Four/office. First Floor Landing, Master Bedroom One with fitted wardrobes and Juliet balcony boasting an outlook over woodland to the rear and fields beyond. 'Jack and Jill' Ensuite Shower Room, Bedroom Two, Bedroom Three, Stunning Family Bathroom. Detached single garage and driveway standing adjacent to the property itself.

Pleasant lawned front garden with central pathway.

Enclosed and landscaped rear garden with wooded backdrop.

Double glazing and gas central heating.

Standing in a highly convenient village location - perfect for commuting for the M6 and A500.

Viewing is highly recommended to appreciate the delightful and incredibly light and spacious home.





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and continue to the mini roundabout. At the Churches Mansion roundabout take the last exit onto London Road. Continue through the traffic lights and at the 'Cheerbrook' roundabout take the last exit onto Newcastle Road. proceed through Shavington and take the last exist at the roundabout (signed Balterley). Continue ahead at the next roundabout and take the left turn just before the Broughton Arms Public House (signed Balterley). Proceed to Audley and at the roundabout take the last exist onto Chester Road and bear left along Dean Hollow. Turn right into Hall Street and take the right turn into Hill Terrace where the property will be observed on the left hand side.

NEARBY WYCHWOOD PARK (SEE ABOVE PHOTOGRAPH)

Within Wychwood Park is the impressive golf course which offers great enjoyment to players. There is a Club House & a Hotel with conference facilities, whilst the course itself has been beautifully landscaped, designed & developed to European PGA tour standards. Wychwood Park & nearby Wychwood village is set in the heart of the beautiful Cheshire countryside, a county renowned for its outstanding landscape, historic towns, gardens & stately homes. Access to various footpaths & walks around both developments are available.

NANTWICH & CREWE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

PORCH

Glazed door. windows and tiled floor.

ENTRANCE HALL

Attractive entrance door. Ceiling light points. Ceiling coving. Radiator. Attractive wood effect flooring. Stairs rising to the first floor.



BREAKFAST KICHEN

Superbly appointed and comprehensively well equipped with a chic range of 'shaker' style pale cream coloured wall, base and drawer units incorporating granite work surfaces and inset stainless steel single drainer sink unit with mixer taps. Gas hob with brushed steel and glass extractor over, eye level electric oven/grill. Integrated fridge freezer and dishwasher. Space & plumbing for washing machine. Recessed ceiling spotlights. part tiled walls. Ceiling coving. Radiator. Double glazed windows to the front and side. part glazed door leading to the exterior. Attractive tiled floor.





LIVING ROOM

An elegant room being filled with natural light and enjoying a pleasant view to the rear. Ceiling light point. Wall light points. Double glazed French door to the rear with side panes. TV and telephone points. Radiator. Elegant fireplace. Wood floor.



DINING ROOM

Well proportioned and boasting a delightful rear garden view. Ceiling light point. Ceiling cornice. Radiator. Wood floor. Wall light points.





CLOAKS / WC

Low level WC. Wash hand basin. Light point. Radiator.

BEDROOM FOUR / OFFICE

An incredibly versatile room with ceiling light point. Double glazed window to the front. Radiator. Built in wardrobe. Ceiling coving.

FIRST FLOOR LANDING

Ceiling light point. Ceiling coving. Double glazed window to the side. Loft access.

MASTER BEDROOM ONE

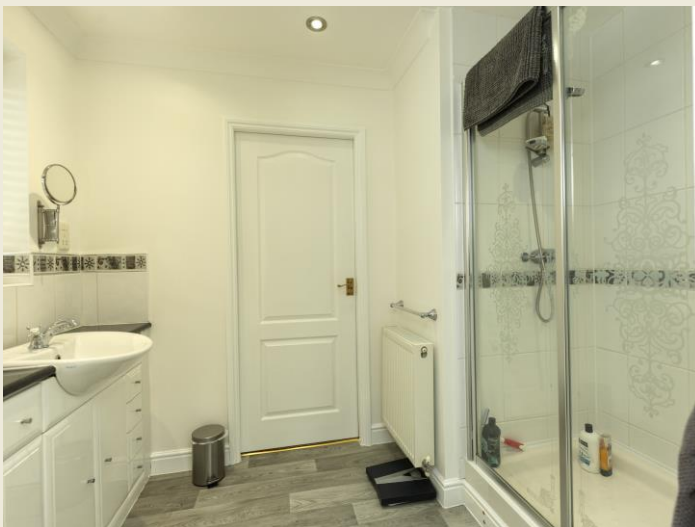
Impeccably appointed and boasting a magnificent outlook to the rear. Ceiling light point. radiator. Range of built in wardrobes. Double glazed double opening doors with side windows opening to a Juliet balcony. Ceiling coving. Highly attractive pale limed wood effect flooring. Two double glazed windows to the side. Wall light points. Door to the 'Jack & Jill' Ensuite shower room.





'JACK & JILL' ENSUITE SHOWER ROOM

Large shower (fully tiled walls) with mains shower. concealed cistern WC and wash hand basin with mixer tap inset into attractive vanity unit. Recessed ceiling spotlights. Part tiled walls. Double glazed window to the side. Radiator. Attractive flooring. Door to bedroom two.



FAMILY BATH & SHOWER ROOM

Exceptionally & elegantly appointed, the spacious bathroom features a corner shower with pivot door (fully tiled where visible) & mains shower.

Recessed ceiling spotlights, extractor fan, double glazed window to the rear elevation, part tiled walls, radiator, roll top bath upon ball & claw feet with upright chrome taps with hand held telephone style shower attachment, stunning wash hand basin under mounted by a chic grey base cupboard, low level WC, ceiling coving, highly attractive flooring.



BEDROOM TWO

Ceiling light point. Radiator. Double glazed window to the front. Built in wardrobe. Ceiling coving.



BEDROOM THREE

Ceiling light point. Double glazed window to the front. Radiator. Built in wardrobe. Ceiling coving.





EXTERIOR

The property enjoys excellent size gardens featuring a lawned front garden with pathway to the front entrance. Low brick wall and pathway. Detached single garage with parking space to the front of the garage & parking to the side for one vehicle. Side gate to the rear garden. The rear garden is a private haven, enjoying a lawn, chic entertaining patio/seating area and richly planted borders and specimen shrubs. There is also a timber summer house and an additional paved seating area. The view from the garden is wonderful towards the wooded area with its lush variety of trees.

DETACHED SINGLE GARAGE

Up and over door. Power and light.

EPC RATING:

COUNCIL TAX BAND:

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



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"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





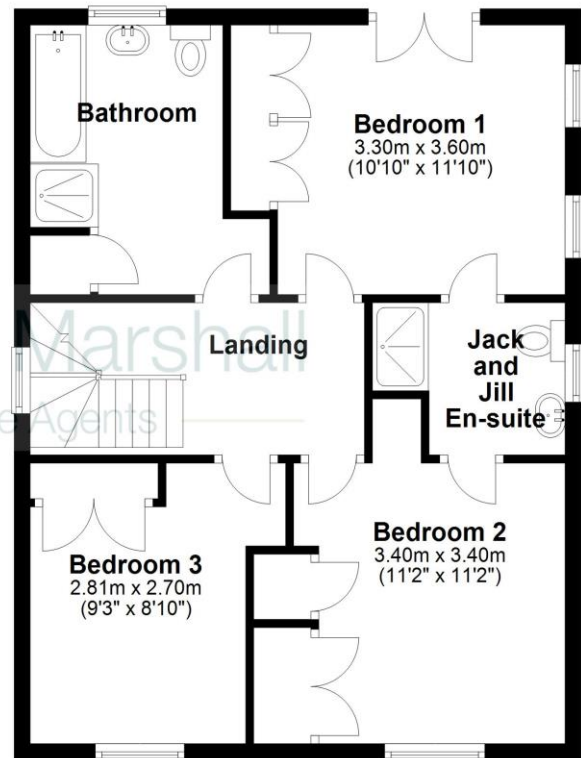
Ground Floor

Approx. 60.9 sq. metres (655.0 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

35 Hill Terrace

Wright Marshall
Estate Agents

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Wright Marshall Fine & Country

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