



2 FIELD COTTAGES | AUDLEM ROAD | WOORE | CHESHIRE | CW3 9RJ | OFFERS OVER £165,000



An appealing two bedroom end terrace cottage enjoying recently refurbished accommodation being nestled in a popular village.

Within a pretty village there are delightful views to the front over the garden towards undulating fields.

Briefly comprising; open plan Living Dining Room with stairs rising to the first floor, newly fitted Kitchen. First Floor Landing, Bathroom and Two Bedrooms.

Redecorated throughout & with newly fitted carpets. Unusually large lawned front garden & rear courtyard. Designated, privately owned parking area with driveway to the front with private parking for the cottage, providing space for approx two vehicles (which could be further enlarged if required by using some of the existing front garden to create space for motorhome/caravan etc).

LPG central heating. UPVC double glazing.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from Nantwich out of town on the A51 (signed Woore). Continue through Stapeley, Walgherton and Bridgemere proceeding into the village of Woore. Turn right (signed Audlem) and the row of three cottages will be observed on the right hand side.

WOORE VILLAGE

Situated in the heart of the village of Woore the property is within walking distance of the village including a choice of public houses, traditional bakers, post office and well regarded Primary School. Within easy reach of the market towns of Nantwich, Market Drayton and Whitchurch which offer more extensive facilities including independent and high street shopping, leisure facilities, restaurants and bars. Woore is ideally placed for the commuter with the M6 motorway only ten minutes away

NEARBY AUDLEM VILLAGE

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend.





NANTWICH TOWN

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. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

LIVING DINING ROOM (17'1" x 11'6")





KITCHEN (6'7" x 12'2")





FIRST FLOOR LANDING

BATHROOM





BEDROOM ONE (10'10" x 11'6")

VIEW TO FRONT





BEDROOM TWO (6'7" x 12'2")

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). LPG fired 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 & PLANS

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.



EXTERIOR

The property is approached over a shared driveway with designated, privately owned parking with driveway to the front providing ample parking for the cottage - space for approx two vehicles (which could be further enlarged if required by using some of the existing front garden to create space for motorhome/caravan etc).

There is an unusually large raised lawned garden to the front which is ripe for further cultivation / landscaping if required. Pretty gate & paved pathway leading to the cottage. Timber fencing & gate to the side opening to the courtyard area at the rear.

BOILER ROOM



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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"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 **

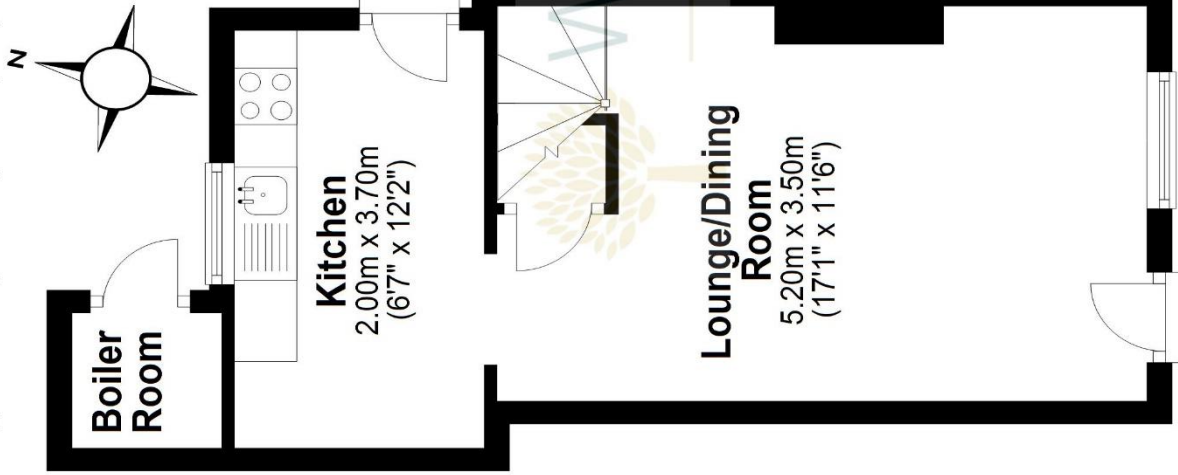
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





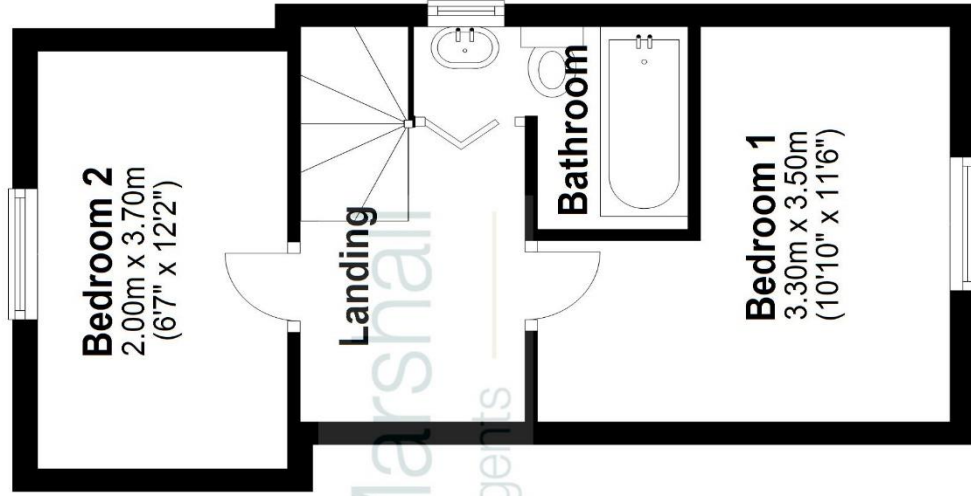
Ground Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



First Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 53.4 sq. metres (575.0 sq. feet)

2 Audlem Road