



32 WINDMILL DRIVE | AUDLEM | CHESHIRE | CW3 0BE | OIRO £425,000



“An excellent village home with magnificent views of the canal to the rear”

Nestled in a charming cul de sac position within a short walk of the sought after village of Audlem & boasting direct canal access beyond the rear garden together with superb views, the pleasant mature detached four bedroom, two bathroom house has well proportioned family size accommodation throughout.

The accommodation briefly comprises; Entrance Hall, Cloaks/WC, Spacious Living Room, Formal Dining Room, Kitchen Breakfast Room. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four & Bathroom.

Excellent size driveway providing ample off road parking. Detached single garage.
Exceptional richly planted gardens to the front, side & rear having been lovingly cultivated.
Electric storage heating & double glazing throughout.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

NO CHAIN





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the centre of the charming village of Audlem turn right by the historic Church, onto Shropshire Street. Continue passing the CO-OP store & shops and take the left turn into Windmill Drive. Proceed to the far end where the property will be observed on the right hand side.

AUDLEM

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. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.



NEARBY 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.

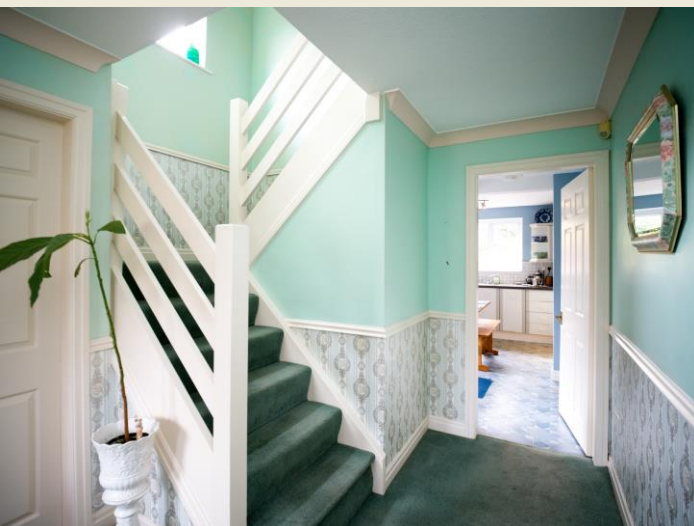


THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

CLOAKS WC





LIVING ROOM (15'5 x 12'2)



DINING ROOM (12'2 x 11'2)





KITCHEN BREAKFAST ROOM (13'10 x 11'10 max)



FIRST FLOOR LANDING

BATHROOM





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

VIEW TO REAR

ENSUITE SHOWER ROOM





BEDROOM TWO (11'10 x 9'10)

BEDROOM THREE (10'6 x 9'6)

BEDROOM FOUR (10'6 x 7'10)





EXTERIOR

The property stands on a surprisingly generous plot with the addition of the wonderful & inspiring backdrop of the canal. With ample space to relax & entertain on the patio area, the superb well stocked gardens have been wonderfully cultivated & natured over many years or could indeed be altered to provide lawned areas if preferred etc.

The driveway to the side of the property provides ample off road parking which leads to a detached single garage. The exterior is simply sublime & enables the perfect enjoyment of the idyllic location the delightful property is nestled in.

DETACHED SINGLE GARAGE: (17'1 x 8'2)

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Electric storage heaters.

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.

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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.

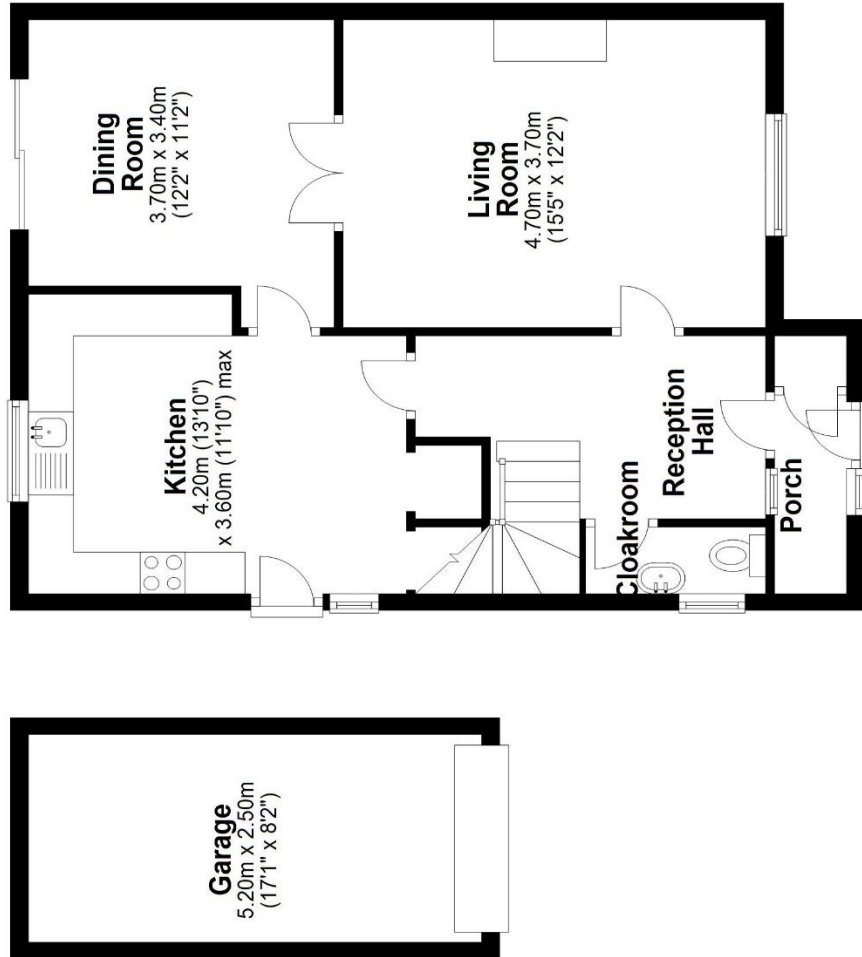
Your home may be repossessed if you do not keep up repayments on your mortgage.





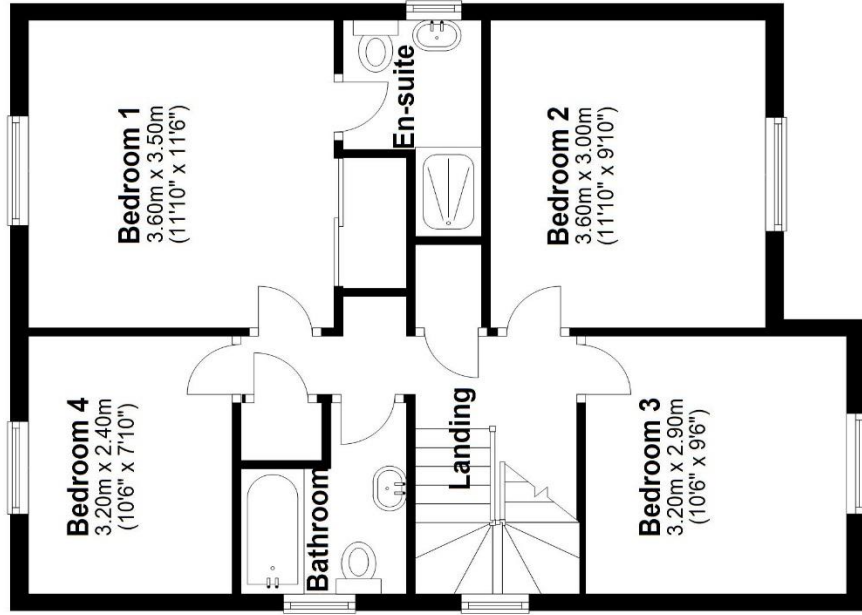
Ground Floor

Main area: approx. 59.4 sq. metres (639.1 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.7 sq. feet)



Main area: Approx. 119.3 sq. metres (1283.8 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)

32 Windmill Drive