



4 GEMMULL CLOSE | AUDLEM | CHESHIRE | CW3 0ED | OIRO £347,500



An excellent detached four bedroom house nestled in the extremely sought after village of Audlem - a charming village setting perfect for those seeking a tranquil lifestyle.

This detached property offers ample space for a growing family or perhaps downsizers. Located in a sought-after village, this property provides the ideal backdrop for creating your dream home. One of the standout features of this property is the scope it offers for reconfiguration and extension. Whether you want to create a stunning open-plan living area, add an extra bedroom, or design the perfect home office, the possibilities are endless. Imagine the potential this property holds - from cosy family gatherings to stylish dinner parties, this house can be transformed to suit your every need or simply enjoy the lovely home as it is.

Make this house your own and create the home you've always dreamed of in this desirable village location in excellent school catchments and within easy reach of super transport links.

Briefly comprising; Entrance Porch, Cloaks WC, Entrance Hall, Living Dining Room, Kitchen Diner, Utility Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom. Externally the property enjoys a pleasant position with view of the canal.

Lawned front garden with planting & driveway providing ample off road parking.

Single integral garage. The rear garden is of an excellent size being predominantly laid to lawn with slope to lower feature fish pond & paved seating area.

UPVC double glazing & oil fired central.





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. Proceed over the canal bridge & take the right turn into Tollgate Drive. Continue ahead & turn right into Gemmull Close where the property will be observed on the left 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 1 hr 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;

ENTRANCE PORCH

CLOAKS / WC

ENTRANCE HALL





LIVING DINING ROOM





KITCHEN DINER

UTILITY ROOM





FIRST FLOOR LANDING

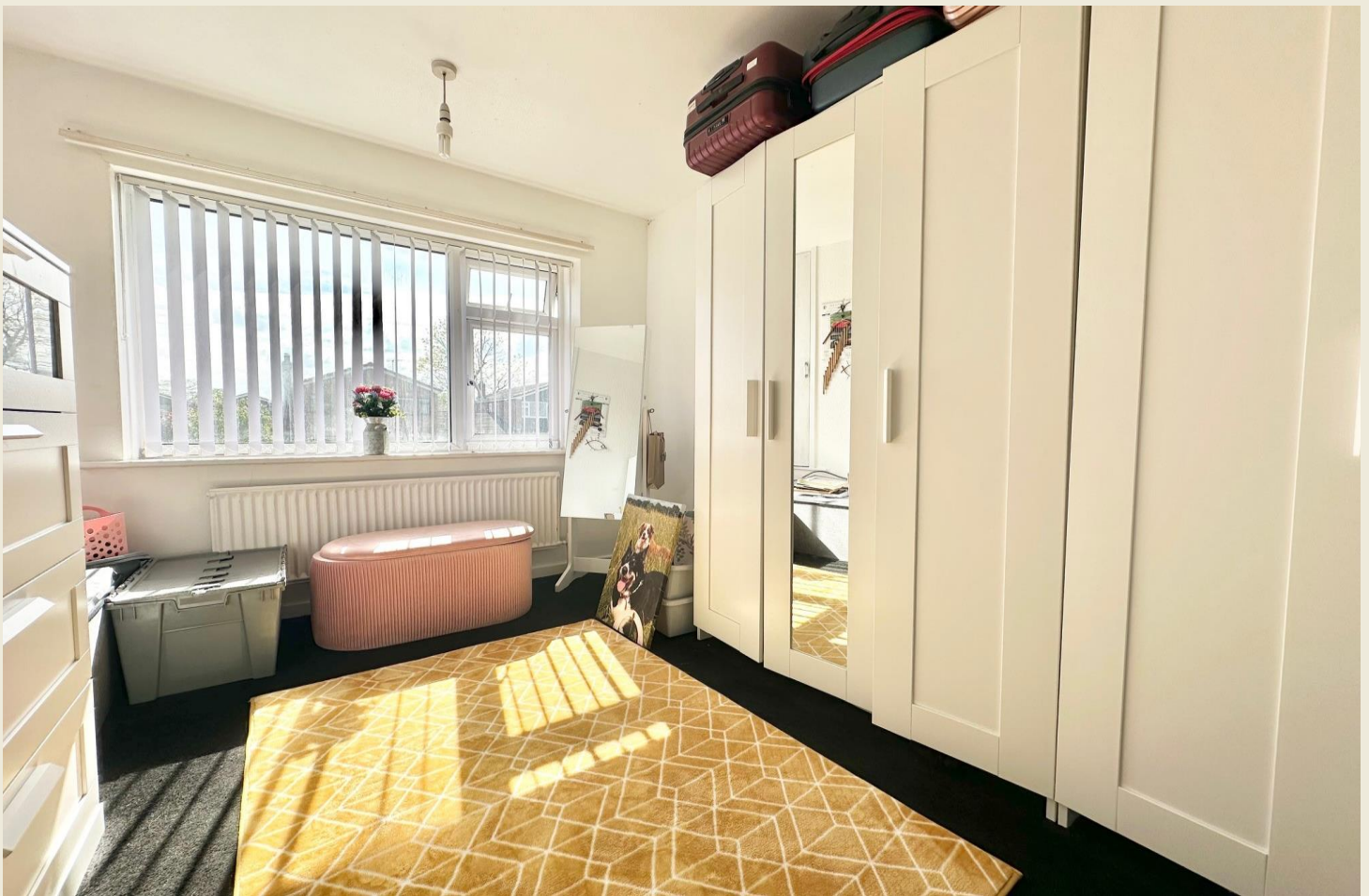
BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR





BATHROOM



EXTERIOR

Lawned front garden with planting & driveway providing ample off road parking. Single integral garage.

The rear garden is of an excellent size being predominantly laid to lawn with slope to lower feature fish pond & paved seating area.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

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

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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

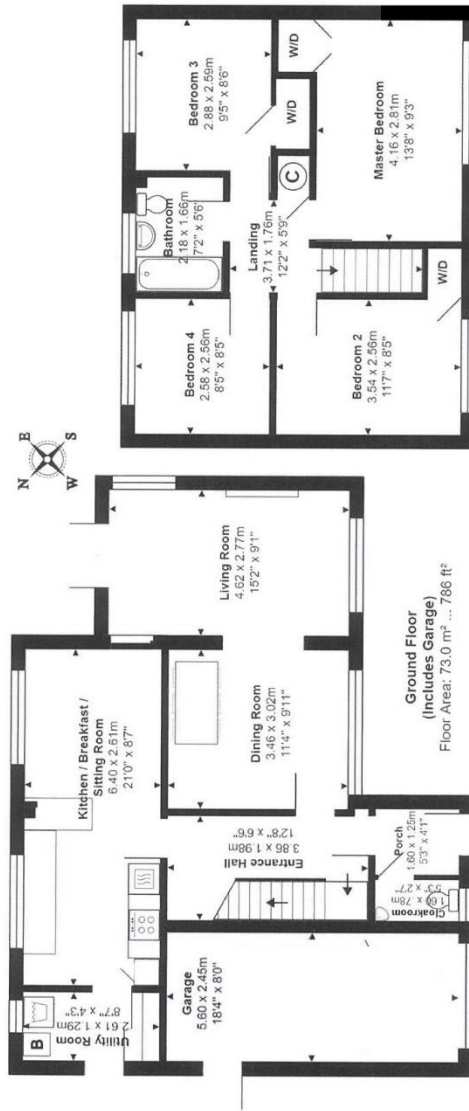
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to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







Approximate Gross Internal Area: 122.4 m² ... 1318 ft² Includes Garage
 Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.