



Total area: approx. 125.3 sq. metres (1348.4 sq. feet)
3 Cheshire Street



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An extremely desirable & very elegantly appointed Three Bedroom, Two Bathroom Character Residence in the heart of the glorious well served & highly sought after village of Audlem. Boasting significantly enhanced & chic accommodation throughout over two spacious floors, the fine property exudes elegance & style. Beautiful interiors combined with two parking spaces to the rear accessed via electric gated entrance, an inspiring enclosed private tiled courtyard presented in a stunning Mediterranean style with a magnificent view of the church, makes this a very rare & appealing opportunity.

Viewing highly recommended. (Motivated sellers).

DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the charming village of Audlem the property will be observed on the left hand side just beyond the driftway access to 'Aldelyme Court', before the junction in the centre of the village itself.

DESCRIPTION

An extremely desirable & very elegantly appointed Three (Double) Bedroom, Two Bathroom Character Residence in the heart of the glorious well served & highly sought after village of Audlem.

Boasting significantly enhanced & chic accommodation throughout over two spacious floors, the fine property exudes elegance & style. Featuring recently fitted elegant part panelled walls to the hall & stairs.

Briefly Comprising; sumptuous & highly elegant Entrance Hall with feature tile floors, built in Utility Room, Cloaks WC, highly elegant & spacious Living Room with stunning fireplace & bay window with double opening glazed doors to the immaculate & well proportioned Kitchen Diner featuring a particularly chic with refined & tasteful worksurfaces, upstands & boasting integrated appliances. First Floor Landing with office / seating space, Master Bedroom One with beautiful fitted wardrobes with feature lighting over & luxurious Ensuite Shower Room, Bedroom Two, Bedroom Three & Family Bathroom with separate shower. Double glazing & oil fired central heating.

The property benefits from two parking spaces located to the rear (accessed via the Aldelyme Court drift way access with electric gated vehicular entrance & pedestrian gate). Storage areas, one with the oil tank.

An inspiring feature is the sublime enclosed private tiled courtyard with covered seating & dining Area with raised planted borders presented in a stunning Mediterranean style with a magnificent & unique view of the church to the rear. The fine village property is a very rare & appealing opportunity for various purchasers which makes this a highly exciting proposition indeed.

Viewing highly recommended. (Motivated sellers).

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.

NANTWICH

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;

ENTRANCE HALL

CLOAKS WC

UTILITY ROOM

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BATH & SHOWER ROOM

EXTERIOR

The property benefits from two parking spaces located to the rear (accessed via the Aldelyme Court drift way access with electric gated vehicular entrance & pedestrian gate). Storage areas, one with the oil tank.

An inspiring feature is the sublime enclosed private tiled courtyard with covered seating & dining Area with raised planted borders presented in a stunning Mediterranean style with a magnificent & unique view of the church to the rear.

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

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

Oil fired central heating. Private drainage.

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.