



21 HEATHFIELD ROAD | AUDLEM | CHESHIRE | CW3 0HH | OIRO £500,000



Nestled in the charming & picturesque village of Audlem, this outstanding elevated three-bedroom, two bathroom detached dormer bungalow offers a perfect blend of comfort, light and space, having been substantially improved by the present owner. Built in the 1960's, this substantial inviting property spans an impressive 1,582 square feet, providing a well-thought-out layout and ample room for family living.

Briefly comprising; Enclosed Porch, Entrance Hall, Living Room, Outstanding Kitchen Dining Family Room, Utility Room, Conservatory, Bathroom, Bedroom Two. First Floor Landing, Bedroom One, Bedroom Three, Shower Room. Attached single garage. Generous parking facilities enable easy parking whilst the charming richly stocked private rear garden enables full enjoyment of the location. A noteworthy feature is the view over the village towards the pretty church from the master bedroom window.

The location in Audlem is particularly attractive, known for its community spirit and picturesque scenery. Residents can enjoy the benefits of village life while being within easy reach of local amenities and transport links.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the village of Audlem turn left by the open green space into Heathfield Road & continue passing the charming village primary school. The property will be observed further along on the right hand side.

AUDLEM

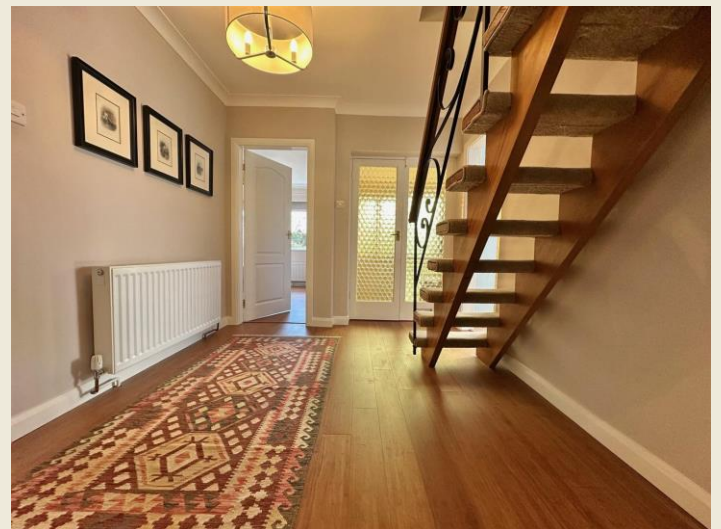
Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is 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;

ENCLOSED PORCH 5'3 x 4'3

ENTRANCE HALL 10'0 x 8'7





KITCHEN DINING FAMILY ROOM 32'10 x 11'10







CONSERVATORY 10'7 x 10'0

UTILITY ROOM 8'11 x 5'3





LIVING ROOM 16'4 x 14'6





BATHROOM 9'7 x 7'1





BEDROOM TWO 11'10 x 10'11

FIRST FLOOR LANDING





BEDROOM ONE 16'7 x 9'7

VIEW TO SIDE





SHOWER ROOM 9'3 x 5'0





BEDROOM THREE 13'1 x 9'4





EXTERIOR

Outstanding driveway to the front of the property with low brick wall, pillars & charming Beech hedging. Extensive off road parking provision for several vehicles.

Attached garage (16'6 x 9'2) with electric roller door.

There are pretty flowering plants to the front of the property along with none intrusive climbing plant.

Side gated access to the rear of the property which is a charming space in which to enjoy the stunning village location.

Benefitting from not being overlooked, the rear space is well designed with a lawn, richly stocked planted borders including Camellia & Hellebore and patio area. There is also space for a shed.

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity & drainage 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.

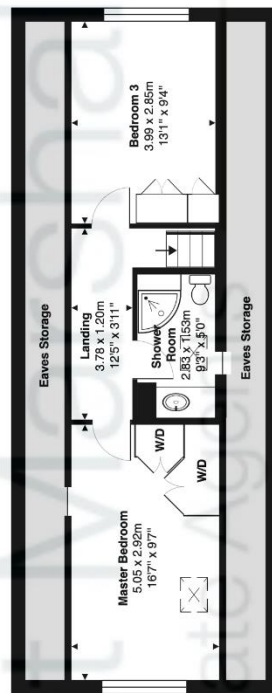
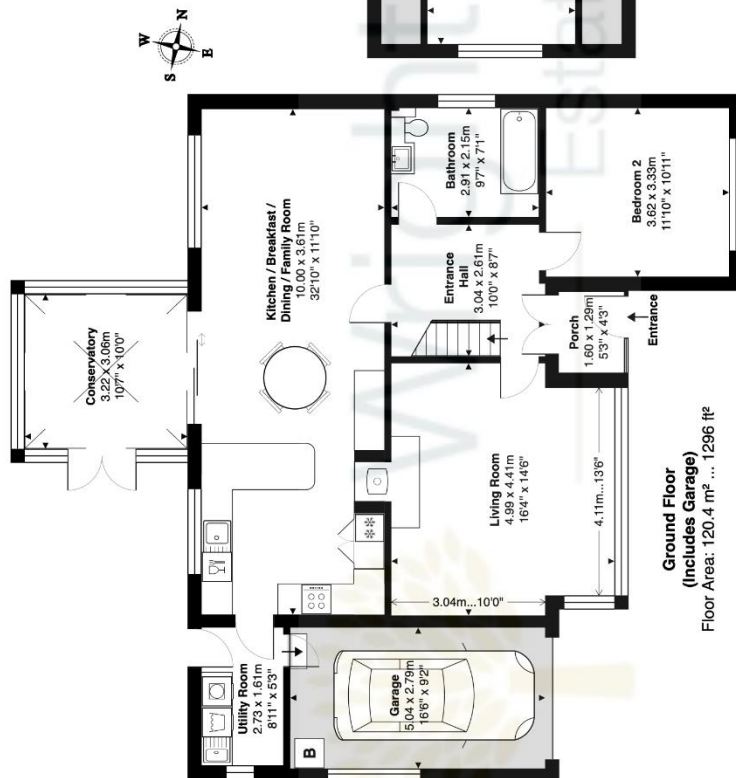
FINANCIAL ADVICE

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.

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



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Approximate Gross Internal Area: 182.3 m² ... 1963 ft² Includes Garage, excludes Eaves Storage

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.

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