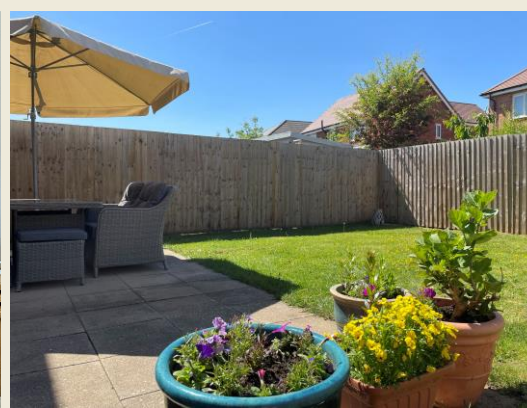




26 MCKELVEY WAY | AUDLEM | CHESHIRE | CW3 0FJ | OIRO £369,000





Situated in the historic centre of the sought after and well served village of Audlem, this exacting village home offers stylish & spacious interiors blended with contemporary design and flair.

The present owner has meticulously created a fine property ideal for buyers wanting to have the advantages of easy maintenance and amenities on their door step yet enjoying a tranquil & more private existence in a thriving community yet within such easy reach of excellent transport links, Nantwich town etc.

Within walking distance of the sought after village of Audlem, the delightful immaculately presented property offers the perfect ease of maintenance and energy efficient village home.

Standing in a well designed development built by 'Anwyl' Homes, the exacting three bedroom, two bathroom spacious detached property comprises; Entrance Hall, Cloaks WC, spacious Living Room, Kitchen Diner with garden access. First Floor Landing, Master Bedroom One with built in wardrobes and Ensuite Shower Room, Bedroom Two, Bedroom Three, Bathroom.

UPVC double glazed and LPG (gas) central heating.

Tarmacadam double width driveway with ample space for two vehicles.

Lawned front garden with architectural style planting and side access to the delightful manageable lawned enclosed garden with paved patio.

**VIEWING IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From Nantwich take the A529 Audlem Road, proceed for 7 miles the charming village of Audlem. A short distance beyond the 30mph signs, turn right into McKelvey Way and turn left where the property will be observed on the right hand side marked by our for sale board.

#### 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. 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;

#### ENTRANCE HALL

Attractive soft green coloured composite entrance door. Ceiling light point. Radiator. Smoke detector. Highly attractive flooring. Stairs rising to the first floor.







LIVING ROOM

OUTSTANDING OPEN PLAN KITCHEN DINER





OUTSTANDING OPEN PLAN KITCHEN DINER







CLOAKS WC

FAMILY BATHROOM

FIRST FLOOR LANDING

BEDROOM TWO

BEDROOM THREE





MASTER BEDROOM ONE

ENSUITE SHOWER ROOM







**EPC RATING: C**

**COUNCIL TAX BAND: D**

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). LPG 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](mailto: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](mailto: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.

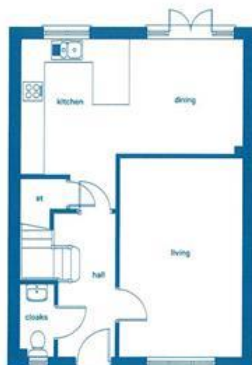








**ANWYL**  
thoughtful homes



#### ground floor

kitchen/dining 18'10" x 11'6"  
living room 16'10" x 10'4"  
cloak 6'2" x 3'0"

kitchen/dining 5.75m x 3.50m  
living room 5.15m x 3.15m  
cloak 1.88m x 0.93m



#### first floor

bedroom 1 12'10" x 10'5"  
en-suite 7'4" x 3'11"  
bedroom 2 10'4" x 9'7"  
bedroom 3 11'7" x 8'1"  
bathroom 8'1" x 6'2"

bedroom 1 3.91m x 3.17m  
en-suite 2.24m x 1.20m  
bedroom 2 3.17m x 2.93m  
bedroom 3 3.55m x 2.47m  
bathroom 2.47m x 1.90m

 **the tenby**  
3 bed detached

.....  
This is a computer generated image of the tenby. elevation treatment may vary. Room sizes are approximate dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details  
07/05/19

Wright Marshall  
Estate Agents

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