



**137 Audlem Road, Nantwich, CW5 7QJ**  
**£217,000**

PROPERTY  
PERSPECTIVE



Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Nantwich. Benefiting from spacious living accommodation set over 2 floors, private plot position and detached single garage.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and porch.. To the first floor 3 bedrooms and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

**FREEHOLD**

Council tax band - B

## GROUND FLOOR

### Lounge 12'10" x 14'5" (3.92m x 4.40m)

Carpet flooring with staircase leading to the first floor and blind

### Diner kitchen 10'3" x 14'5" (3.13m x 4.40m)

High quality vinyl flooring with access to the rear garden and blind. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

## FIRST FLOOR

### Bedroom 12'10" x 8'2" (3.92m x 2.51m)

Carpet flooring with window to the front elevation and blind

### Bedroom 8'2" x 10'4" (2.49m x 3.16m)

Carpet flooring with window to the rear elevation and blind

### Bedroom 6'2" x 5'10" (1.88m x 1.79m)

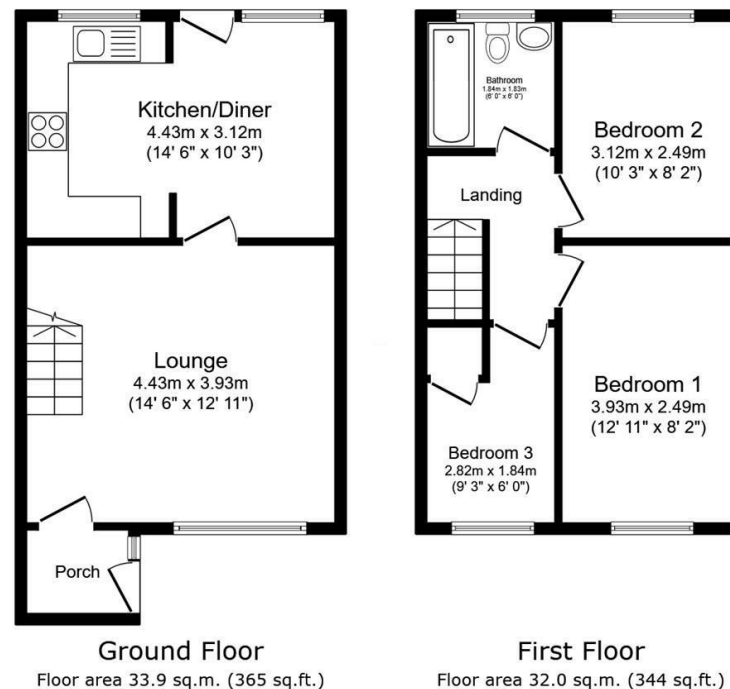
Carpet flooring with window to the front elevation and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, blind and tiled decor

## EXTERNAL

Enviably corner plot position with gardens to the front and rear of the property. Detached single garage with up&over door and single driveway on approach.



Total floor area: 65.9 sq.m. (709 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)