



27 Heathfield Road, Audlem, Crewe, Cheshire, CW3 0HH

Guide Price £365,000

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

Entrance Porch , Reception Hall, Living Room, Garden Room, Dining Room, Kitchen, Shower Room, Landing, Three Double Bedrooms, Bathroom, Boiler Room.

Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

## DESCRIPTION

This individual detached house was built in 1965 by Clifford Taylor, a well known local builder of the time, of brick under a tiled roof. It stands back from the road, approached over a block paved drive. The house has been well maintained and improved in recent years, however, there is obvious potential for further modernisation and enlargement, subject to planning permission being obtained. This is an excellent buying opportunity in a superb location offering an impressive square footage of circa 1500 sqft.

## LOCATION AND AMENITIES

Audlem is an award winning and attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including Post Office, chemist, butchers, local Co-Operative store, health centre, modern primary school, three cafés, three public houses and a wide variety of community activities.

## APPROXIMATE DISTANCES

Nantwich 7 miles, Crewe 9 miles, Newcastle-under-Lyme 14 miles, The Potteries 15 miles, Chester 26 miles, Shrewsbury 25 miles, mainline station at Crewe (London Euston 90 minutes, Manchester 40 minutes), M6 motorway (junction 16) 10 miles.

## DIRECTIONS

Take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for about 6 miles into Audlem, turn left by a small green into Heathfield Road, proceed for 250 yards and the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

### RECEPTION HALL

12'4" x 7'5"

Two uPVC double glazed windows and entrance door, understairs store, radiator

### LIVING ROOM

24'1" x 12'7"

Tiled fireplace, inset display alcove, ceiling cornices, double glazed window to front, double doors to garden room, two radiators

### GARDEN ROOM

13'7" x 9'0"

Brick base uPVC double glazed windows, tiled floor, two double wall lights

### DINING ROOM

12'9" x 6'7"

Double glazed picture window and window, radiator

### KITCHEN

16'6" x 8'9"

Sink unit, floor standing cupboard and drawer units with tiled worktops, wall cupboards, integrated double oven and four burner hob unit with extractor hood above, refrigerator and freezer, two double glazed windows, radiator





**SHOWER ROOM**

10'8" x 6'7"

Pedestal hand basin, separate WC, tiled shower cubicle with Triton shower, fitted cupboards, tiled floor, uPVC door to rear

**STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**

12'2" x 7'3"

Double glazed window, radiator

**BEDROOM NO.1**

14'8" x 12'3"

Two double glazed windows, ceiling cornices, radiator

**BEDROOM NO.2**

14'2" x 8'10"

Ceiling cornices, bed light switch, radiator

**BEDROOM NO.3**

12'7" x 8'10"

Fitted double wardrobe, double glazed window, radiator

**BATHROOM**

13'2" x 6'9"

Coloured suite comprising panelled bath, pedestal hand basin and low flush WC, cylinder and airing cupboard, half tiled walls, access to loft, two double glazed windows, radiator

**OUTSIDE**

Forming part of the main structure: -  
BOILER ROOM with Warmflow oil fired central heating boiler.  
Exterior lighting. Oil Tank. Car Parking Space.

**GARDENS**

The rear garden comprises a deck, lawn, ornamental pool and a raised gravel area. The front garden is lawned with rockery and herbaceous borders.

**SERVICES**

Mains water electricity and drainage.

NB. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

**TENURE**

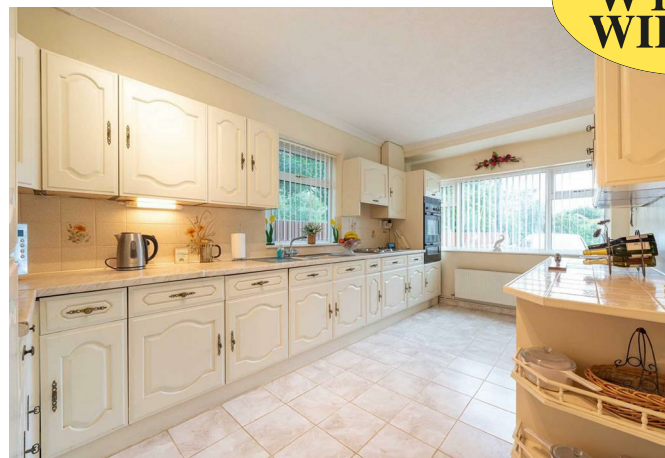
FREEHOLD - With vacant possession upon completion.

**VIEWING**

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

January 2021 COVID-19 update :- We are strictly adhering to social distancing measures and following Government Guidelines. Our summary Guide for Vendors and Purchasers is available, prior to appointments and on request.

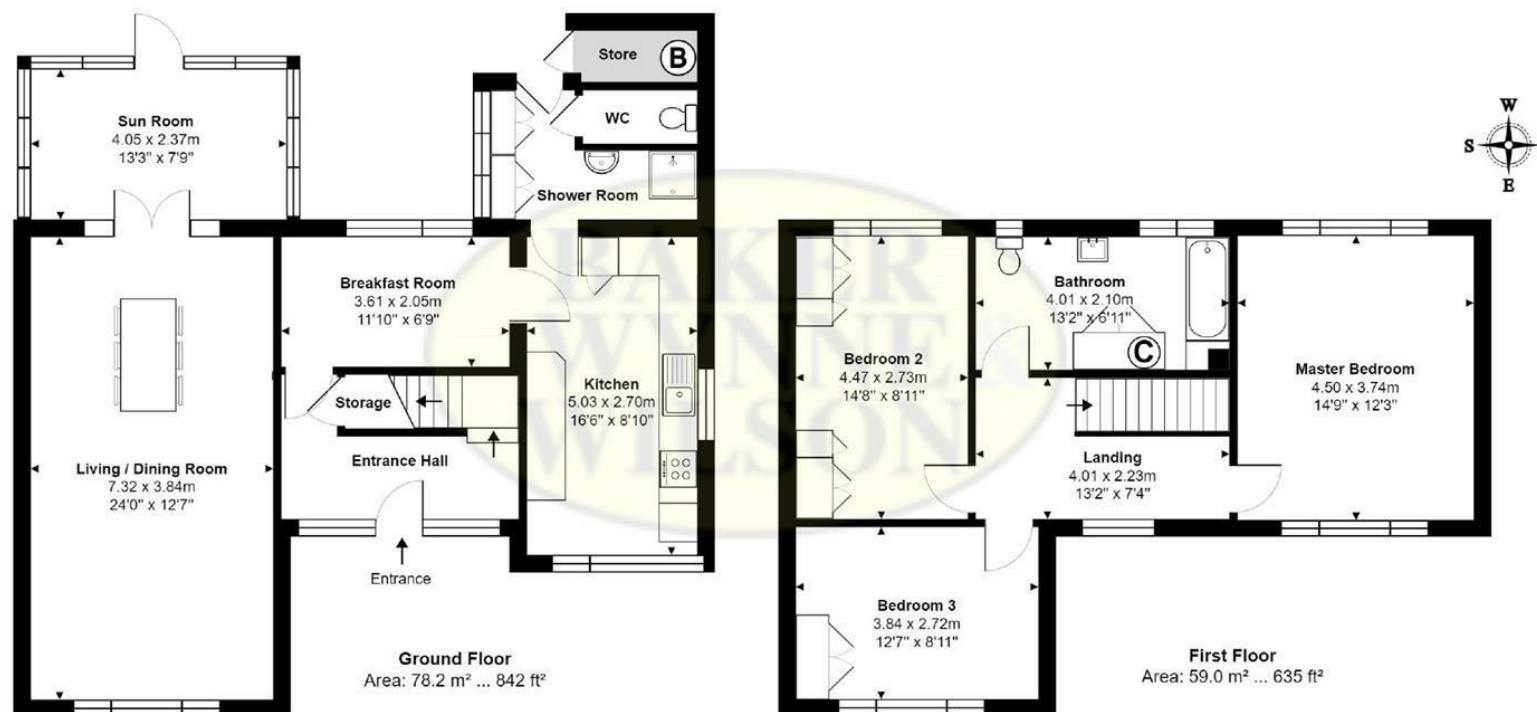
We would politely ask that ALL customers have the required PPE in order to carry out viewings safely.





**BAKER  
WYNNE &  
WILSON**

27 HEATHFIELD ROAD, AUDLEM, CHESHIRE, CW3 0HH



Approximate Gross Internal Area: 137.2 m<sup>2</sup> ... 1477 ft<sup>2</sup> (excluding store)

While 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.  
Floor plan produced by Green House EPC Ltd 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property