



3 Aldelyme Court, Audlem, Cheshire, CW3 0AF  
Guide Price £235,000

**BAKER  
WYNNE &  
WILSON**

AN ATTRACTIVE END MEWS STYLE COTTAGE  
TUCKED AWAY IN A CHARMING AND SECURE  
COURTYARD SETTING, OVERLOOKING THE  
CHURCH, IN THE HEART OF THE VILLAGE.

## SUMMARY

Entrance Canopy, Entrance Hall, Living Room,  
Kitchen/Dining Room, Rear Hall, Cloakroom, Landing,  
Master Bedroom with En-Suite Shower Room, Double  
Bedroom, Study/Child's Bedroom, Bathroom, Oil  
Central Heating, Double Glazed Windows, South West  
Facing Garden, Two designated Car Parking Spaces.

## DESCRIPTION

The property, built in 2000 of brick under a slate roof is  
approached through electrically operated gates to a  
shared block paved courtyard with two designated car  
parking spaces, adjacent to the property. The house  
offers well planned accommodation on two floors only  
and has been well cared for by its current owners since  
it was built.

Externally, the enclosed rear garden measures about 25  
feet by 15 feet, enjoys a south westerly aspect and has  
been designed for ease of maintenance.

## LOCATION & AMENITIES

3 Aldelyme Court is located about 100 yards from  
Audlem village centre. The sought after, award winning,  
village of Audlem caters for daily needs with local co-  
operative store, postoffice, newsagents, dry cleaners,  
butchers, flower shop, restaurant, two cafes, three  
public houses and a medical centre. On the  
educational front, there is a primary school in Audlem  
(Ofsted Good) and the house lies in the catchment area  
of Brine Leas High School/BL6 Sixth form (Ofsted  
Good).

Nantwich (7 miles), offers a more comprehensive range  
of services with high street retailers, banks, restaurants,  
leisure facilities and supermarkets. Crewe (11 miles)  
provides a fast intercity rail network (London Euston 90  
minutes, Manchester 40 minutes). The M6 motorway  
(Junction 16) is 11 miles. Manchester Airport 40 miles.



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## DIRECTIONS

From Nantwich proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem and the entrance to Aldelyme Court is located on the left hand side, before the church.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE CANOPY

### ENTRANCE HALL

Tiled floor, radiator.

### LIVING ROOM

16'4" x 11'3"

Timber fire surround with composite marble inset and hearth, two double glazed windows, two double wall lights, picture light, understairs store, radiator.

### KITCHEN/DINING ROOM

14'3" x 9'4"

Stainless steel one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, plumbing for dishwasher, Diplomat oven and five burner gas hob unit with extractor hood above, tiled floor, inset ceiling and lighting, radiator.

### REAR HALL

5'3" x 3'8"

Tiled floor, stable door to rear, plumbing for washing machine.

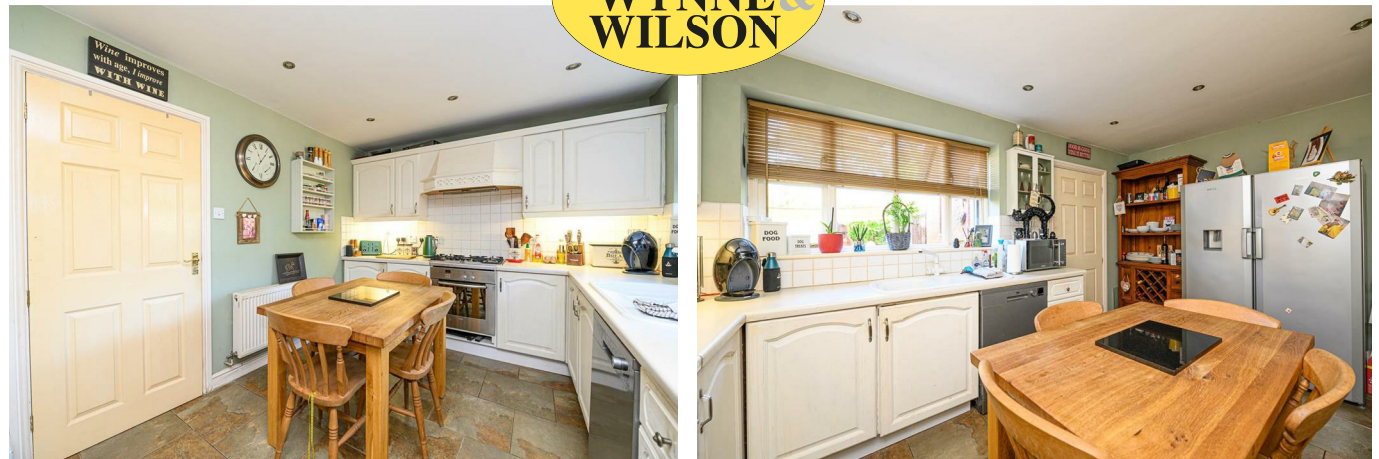
### CLOAKROOM

5'2" x 4'6"

White suite comprising low flush W/C and handbasin, Worcester oil fired central heating boiler, tiled floor, radiator.

### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft, linen cupboard.



## MASTER BEDROOM

14'5" x 9'4"  
Radiator.

## EN-SUITE SHOWER ROOM

8'8" x 5'3"  
White suite comprising low flush W/C and handbasin, tiled shower cubicle with shower, tiled floor, mirror fitting, light/shaver point.

## BEDROOM TWO

9'6" x 8'2"  
Radiator.

## STUDY/CHILD'S BEDROOM

6'6" x 5'10"  
Radiator.

## BATHROOM

8'2" x 6'1"  
White suite comprising panel bath, pedestal washbasin and low flush W/C, tiled shower cubicle with Triton Cara shower, mirror fitting, light/shaver point, radiator.

## OUTSIDE

Outside tap, timber constructed garden shed, enclosed oil tank, pedestrian access to rear, two designated car parking spaces.

## GARDENS

There is a raised chopped slate area to the front.  
There is an enclosed chopped slate garden to the rear that has been designed for ease of maintenance.

## SERVICES

Mains water, electricity and drainage.  
N.B. Tests have not been made of electrical, water, gas, 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.

## COUNCIL TAX

Band D.

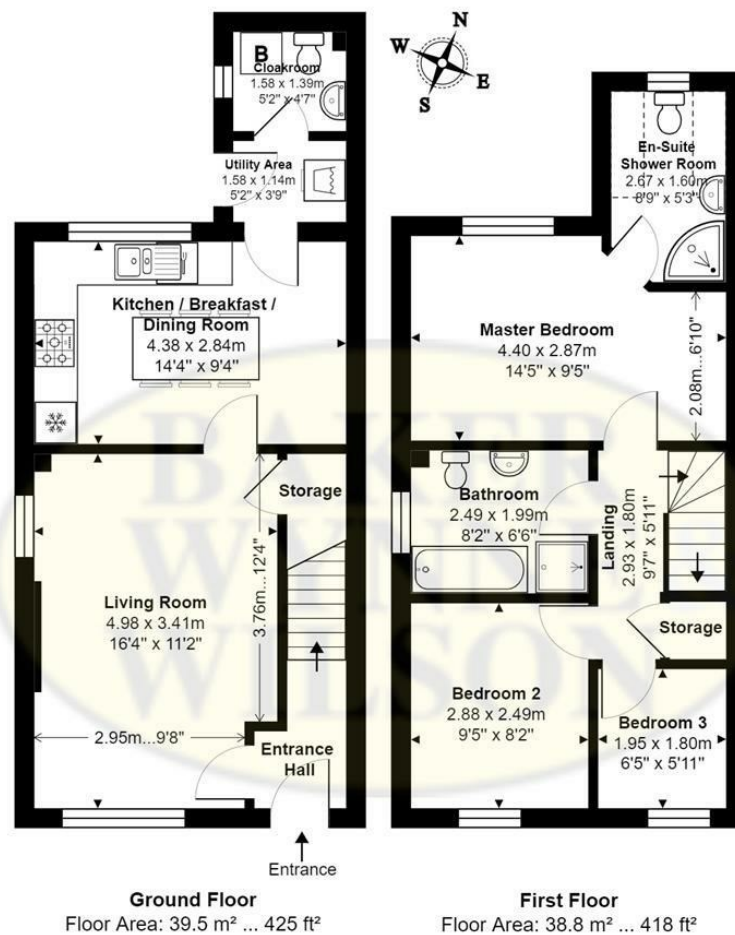
## VIEWINGS

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





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### 3 ALDELYME COURT, AUDLEM, CHESHIRE, CW3 0AF

Approximate Gross Internal Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

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 Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>65</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		
<b>England &amp; Wales</b>	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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
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Interested? Let's Talk 01270 625214  
or info@bakerwynneandwilson.com

