



66 Cheshire Street, Audlem, Cheshire, CW3 0HB

Guide Price £289,500

**BAKER  
WYNNE &  
WILSON**

A FINE 1930'S SEMI DETACHED HOUSE OF CHARACTER WITH A SOUTH WEST FACING GARDEN, SET NICELY BACK FROM THE ROAD, 450 YARDS FROM AUDLEM VILLAGE CENTRE.

## SUMMARY

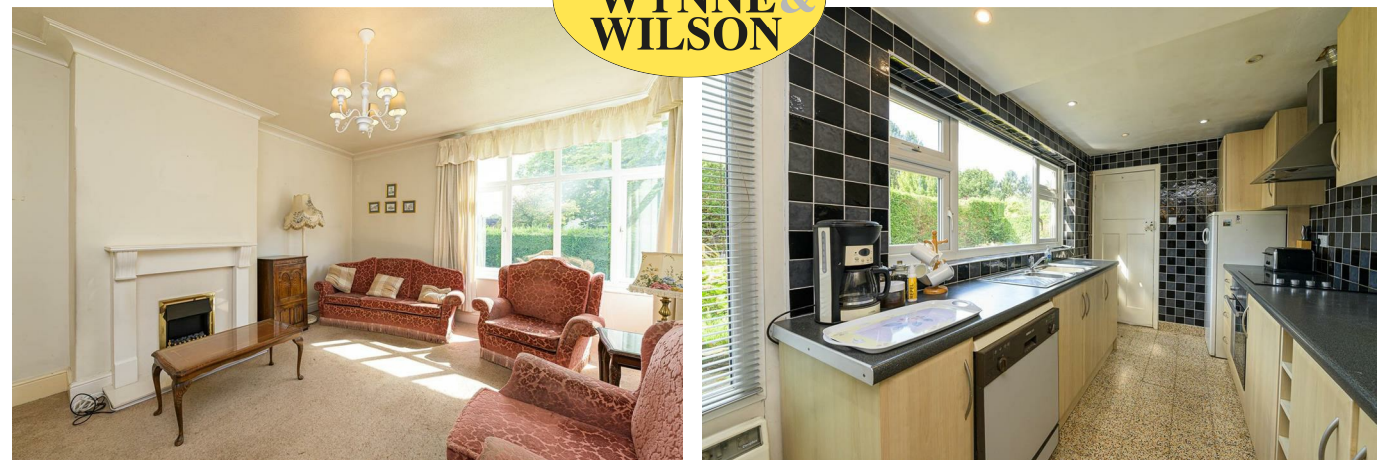
Reception Hall, Living Room, Dining Room, Kitchen, Rear Hall, Utility Room, Bathroom, Landing, Three Bedrooms, Oil Central Heating, uPVC Double Glazed Windows, Brick Garage, Car Parking Space, Gardens.

No Upward Chain.

## DESCRIPTION

This semi detached house was built in the 1930's of brick with pebble dash elevations under a tiled roof and is approached over a flagged drive. It is a house with many features typical of its era, whilst also improved over the last 20 years to make it a great base for family living. The house needs some updating and offers enormous potential to be developed and enhanced. Subject to Planning Permission being granted it ideally lends itself to extension given the location and size of the rear garden.

Layout wise there is a lovely sized reception hall, two good reception rooms with fireplaces, and three bedrooms at first floor level, two of which are good sized doubles and the other a single. The house extends to about 1,200 square feet and is not directly overlooked to the front or rear.



## LOCATION & AMENITIES

66 Cheshire Street occupies a prominent position 450 yards from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelime, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles and Manchester Airport about 40 miles.

On the Educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses at nearby Whitchurch.

## DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.25 miles into Audlem and the property is located on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

13'6" x 6'9"

uPVC entrance door, wood laminate floor, under stairs store, radiator.



**BAKER  
WYNNE &  
WILSON**



## LIVING ROOM

14'8" x 12'4"

Timber fire surround with composite marble inset and hearth, inset coal effect electric fire (fireplace intact), double glazed corner window, ceiling cornices, radiator.

## DINING ROOM

12'5" x 11'5"

Brick fireplace with tiled mantle and hearth, three double wall lights, radiator.

## KITCHEN

12'8" x 6'9"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, wine racks, integrated oven and four burner ceramic hob unit with extractor hood above, Bosch integrated dishwasher, inset ceiling lighting, two double glazed windows, Terrazo tiled floor, tiled walls, Dimplex electric heater.

## REAR HALL

Quarry tile floor, cupboard housing oil fired central heating boiler.

## UTILITY ROOM

10'6" x 7'7"

Plumbing for washing machine, shelving, radiator.

## BATHROOM

10'3" x 7'8"

White suite comprising Jacuzzi bath, hand basin and low flush W/C, tiled shower cubicle with Triton shower, fully tiled walls, radiator.

## STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

13' x 7'8"

Access to loft, double wall lights, radiator.

## BEDROOM NO. 1

12'6" x 11'6"

Ceiling cornices, shelving, radiator.

## BEDROOM NO. 2

11'9" x 11'4"

Bed light switch, radiator.

## BEDROOM NO. 3

10'4" x 7'9"

Built in wardrobe, access to loft, radiator.

## OUTSIDE

Attached brick and tiled open fronted store. Detached GARAGE of matching brick pebble dashed and tiled construction 17' x 9'3", double doors, personal door, loft over.

Car parking space. Exterior light. Outside tap. Oil tank.

## GARDENS

The front garden is lawned with an established hedge. The rear garden is lawned with flower borders, brick barbecue and a flagged patio. The rear garden extends to about 45 feet and enjoys a South Westerly aspect.

## 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

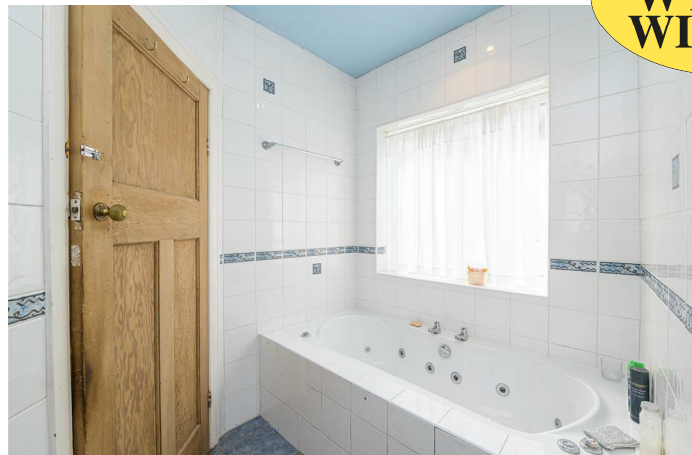
Band D.

## VIEWING

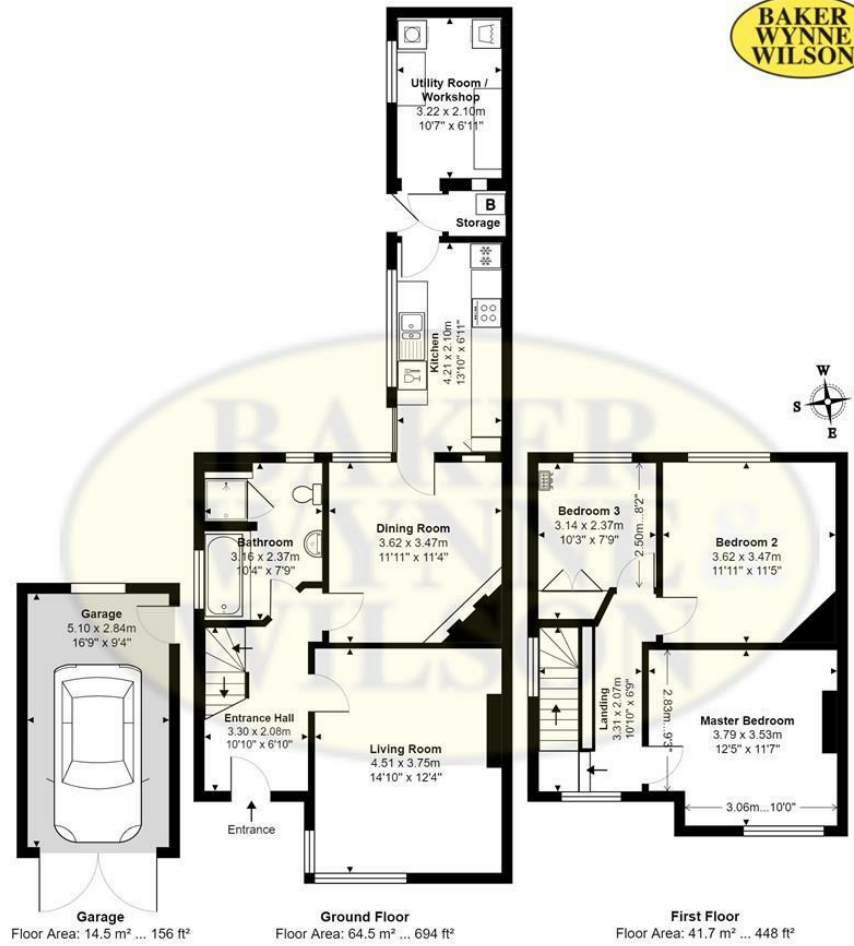
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





**BAKER  
WYNNE &  
WILSON**



**66 CHESHIRE STREET, AUDLEM, CHESHIRE, CW3 0HB**  
 Approximate Gross Internal Area: 106.1 m<sup>2</sup> ... 1142 ft<sup>2</sup> (excluding garage)  
 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.  
 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>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</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