



66 Mckelvey Way, Audlem, Cheshire, CW3 0FJ

Guide Price £340,000

**BAKER  
WYNNE &  
WILSON**

AN ATTRACTIVE, TRADITIONAL STYLE, DETACHED HOUSE IN NEW CONDITION, 100 YARDS FROM COUNTRY/CANAL WALKS, ON THE EDGE OF THE VILLAGE.

### SUMMARY

Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Cloakroom, Landing, Master Bedroom with Ensuite Shower Room, Two further Double Bedrooms, Bathroom, Propane Gas Central Heating, uPVC Double Glazed Windows, Integral Garage, Car Parking Space, Gardens, Remainder of NHBC Warranty Circa. 7 years. No ongoing chain.



## DESCRIPTION

The house was built by Anwyl Homes in 2020 of brick under a tiled roof and is approached over a tarmac drive. The property has the benefit of modern day construction but has pleasing aesthetics and design features with large windows.

Within the development the house enjoys a good location, near the entrance, with open views over countryside to the North and 100 yards from the footpath providing access to some lovely walks.

Internally, there is a living room to the front featuring a box bay window. The spacious kitchen/dining room with french windows to the rear garden creates the perfect space for entertaining. On the first floor is a large master bedroom with ensuite shower room and unusually two further double bedrooms. The house is situated on the Anwyl Homes, Heathfields Development, 0.7 of a mile from Audlem village centre. Audlem is an 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 cooperative store, health centre, dry cleaners, modern primary school, two cafes, three public houses and a wide variety of community activities. The high school for Audlem is the well respected Brine Leas School/BL6 Sixth Form College.

### Approximate Distances:

Nantwich 6 miles

Market Drayton 6 miles

Crewe 10 miles

Newcastle Under Lyme 14 miles

Stoke on Trent 15 miles

Chester 26 miles

Shrewsbury 25 miles.

Intercity Rail Network at Crewe (London Euston 90 minutes, Manchester 40 minutes)

M6 motorway (junction 10 miles)

## DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6 miles, turn right into McKelvey Way, bear first right, proceed for 100 yards and the property is located on the left hand side.



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## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE CANOPY

### ENTRANCE HALL

Radiator.

### LIVING ROOM

16'4" into bay x 11'6"

Double glazed box bay window, living flame electric fire, understairs store with hanging fitting, two radiators.

### KITCHEN/DINING ROOM

17'3" x 9'6"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Zanussi integrated oven and grill and five burner gas hob unit with extractor hood above, integrated refrigerator, freezer and dishwasher, laminate floor, inset ceiling lighting, double glazed window and double glazed french windows to rear garden, radiator.

### UTILITY ROOM

6'1" x 5'6"

Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine, door to side, shelf, radiator.

### CLOAKROOM

6'1" x 3'7"

White suite comprising low flush W/C and pedestal wash basin, radiator.

### STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft, linen cupboard.

### MASTER BEDROOM

14'6" x 11'10" maximum

Two fitted double wardrobes with sliding mirrored doors, radiator.

### ENSUITE SHOWER ROOM

8'7" x 5'8"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, fully tiled

walls, laminate floor, shaver point, chrome radiator/towel rail.

### BEDROOM NO. 2

11'7" x 8'10"

Radiator.

### BEDROOM NO. 3

11'9" plus wardrobes x 8'0"

Built in double wardrobe with sliding mirrored door, double glazed window with side views over countryside.

### FAMILY BATHROOM

8'0" x 6'5"

White suite comprising panel bath with Aqualian shower over, low flush W/C and pedestal hand basin, part tiled walls, shaver point, chrome radiator/towel rail.

### OUTSIDE

Integral GARAGE 16'5" x 7'10", up and over door, power and light, Worcester propane gas central heating boiler. Car parking space in front of garage for two cars, outside tap.

### GARDENS

The front garden is lawned with roses and shrubs. The rear garden measures about 35 feet x 35 feet and enjoys a South Easterly aspect. It is lawned with roses, apple trees, a flagged patio and flagged seating area.

### SERVICES

Mains water, electricity and drainage.

N.B. 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.

### COUNCIL TAX

Band D.

### TENURE

Freehold. Service charge £126.48 per annum.

### VIEWING

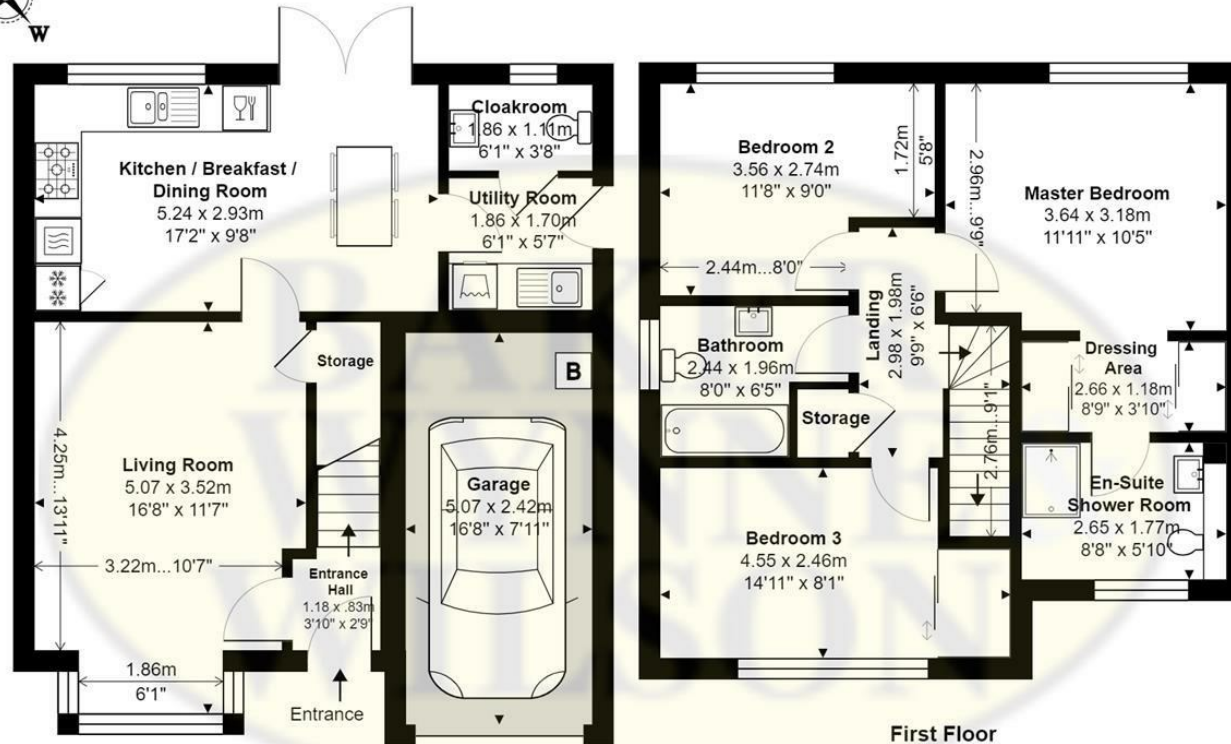
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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**Ground Floor  
(Includes Garage)**  
Floor Area: 56.9 m<sup>2</sup> ... 612 ft<sup>2</sup>

**First Floor**  
Floor Area: 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>

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Approximate Gross Internal Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup> Includes 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>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</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



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Interested? Let's Talk 01270 625214  
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