



6 Broadways, Audlem, Cheshire, CW3 0EY

Guide Price £310,000

**BAKER
WYNNE &
WILSON**

AN IMPRESSIVE DETACHED BUNGALOW WITH A WELL NURTURED, SOUTH FACING, GARDEN COMMANDING A PRIME ELEVATED POSITION, 350 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

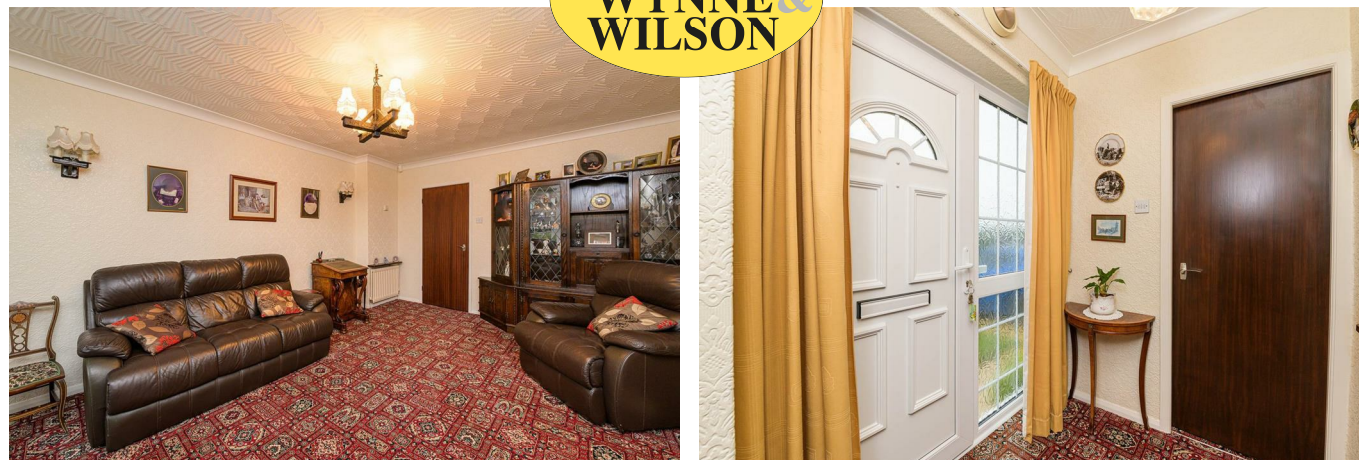
Entrance Hall, Cloakroom, Living Room, Kitchen, Inner Hallway, Two Double Bedrooms, Shower Room, uPVC Double Glazed Windows, Oil Central Heating, Brick Garage, Car Parking Space, Gardens.

DESCRIPTION

A two bedroom detached bungalow, built in the early 1970's of brick under a tiled roof and approached over a impregnated concrete drive. This attractive bungalow in Audlem is something special, in terms of location, plot, further potential and indeed rarity value. With a 50 foot garden to the rear there is scope to enlarge, subject to planning permission. The bungalow is not directly overlooked at the front or rear.

LOCATION & AMENITIES

The village centre is a 350 yard drive but can easily be reached on foot via Church View and Stafford Street. Audlem is an attractive country village, the centre of which has been designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops, chemist and doctors surgery, modern primary school, public houses, three cafes, restaurant and a wide variety of community activities.



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APPROXIMATE DISTANCES

Nantwich 7 miles, Crewe 9 miles, Newcastle Under Lyme 14 miles, The Potteries 15 miles, Chester 26 miles, Shrewsbury 25 miles, Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes), the M6 Motorway (J16) 10 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossing into Wellington Road (this becomes Audlem Road), proceed for 6.4 miles into Audlem, turn left into Broadways, proceed for 50 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises::

ENTRANCE HALL

uPVC entrance door, ceiling cornices, radiator.

CLOAKROOM

White suite comprising low flush W/C and hand basin, shelving, radiator.

LIVING ROOM

18'6" x 12'2"

Stone fire surround with composite marble mantle and hearth, uPVC double glazed bay window, four double wall lights, ceiling cornices, radiator.



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KITCHEN

11'9" x 9'6"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Baumatic integrated oven and grill and four burner ceramic hob unit, uPVC double glazed window and door, plumbing for washing machine, one radiator.

INNER HALLWAY

Access to loft, cupboard housing Mistral oil fired boiler.

BEDROOM NO. 1

11'6" x 10'10"

Ceiling cornices, radiator.

BEDROOM NO. 2

10'9" x 10'2"

Walk in wardrobe, uPVC double glazed window and door to flagged outside seating area with wheelchair access, radiator.

SHOWER ROOM

7'8" x 6'5"

Fully tiled walls, white suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Triton shower, bathroom cabinet with mirrored door, cylinder and airing cupboard, radiator/towel rail.

OUTSIDE

Brick built detached GARAGE 16'10" x 8'5" up and over door. Parking space for up to four cars in front of the garage. Exterior lighting, outside tap, oil tank.

GARDENS

The front garden is lawned with hedgerow. There is a flagged seating area to the rear with wheelchair access. The rear garden is lawned with specimen trees, raised borders, roses, black current bushes, apple trees, victoria plumb and an arch. The rear garden enjoys views towards Audlem Church.

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.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Band D.

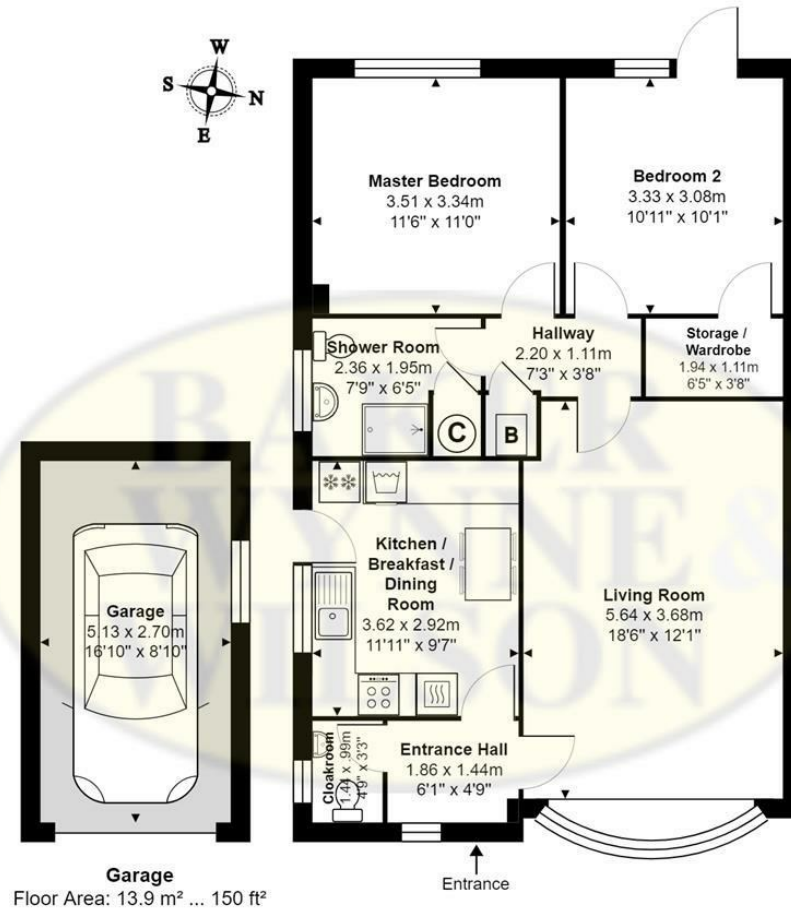
VIEWING

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





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Garage
Floor Area: 13.9 m² ... 150 ft²

6 BROADWAYS, AUDLEM, CHESHIRE, CW3 0EY

Approximate Gross Internal Area: 70.4 m² ... 758 ft² (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)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
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