



30 Windmill Drive, Audlem, Crewe, CW3 0BE
Guide Price £375,000

**BAKER
WYNNE &
WILSON**

AN INTERESTING DETACHED HOUSE WITH A USEFUL GROUND FLOOR EXTENSION, ENJOYING PRIVATE ACCESS ONTO THE TOWPATH OF THE SHROPSHIRE UNION CANAL, 250 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Entrance Hall, Cloakroom, Living Room, Dining Room, Conservatory, Garden Room/Bedroom with Ensuite Shower Room, Kitchen, Side Porch, Landing, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Shower Room, Fold Away Ladder to Loft Room with Windows, Propane Gas Central Heating, Part uPVC Double Glazed Windows, Attached Garage and Workshop, Car Parking Space, South West Facing Rear Garden.

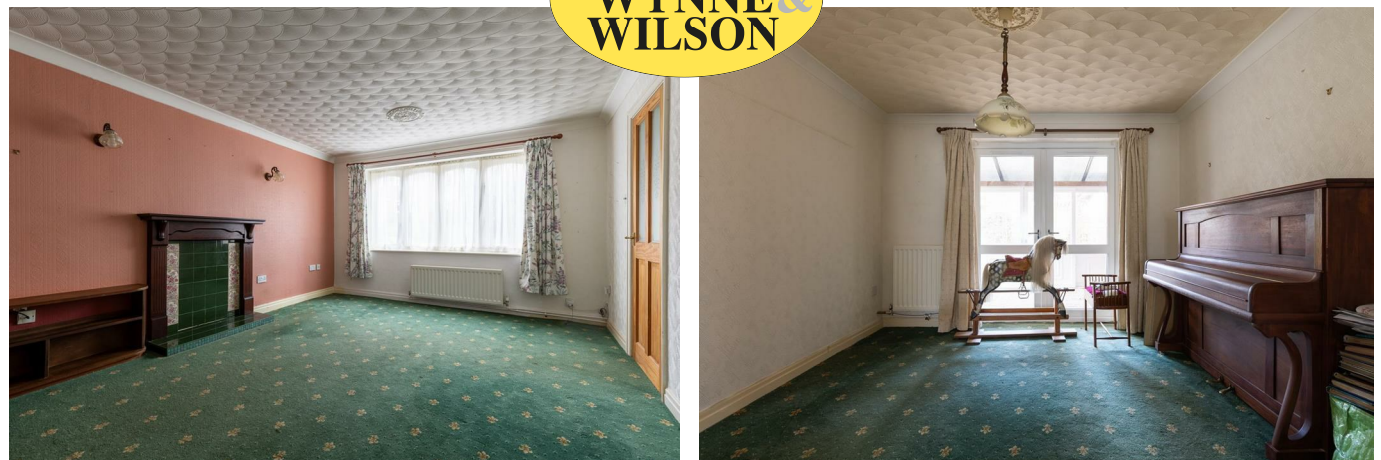
DESCRIPTION

This detached house was built in the 1980's of brick under a tiled roof and is approached over a flagged drive. The original house has been enlarged in more recent years and the accommodation can be adapted to suit individual requirements. For its size the house has been priced at a competitive level to reflect that some modernisation is required.

Perhaps its most appealing feature is its setting, with private access onto the canal towpath, 250 yards from the village centre. The two rear bedrooms enjoy open views over the garden, Shropshire union canal and countryside beyond (turn pike field).

LOCATION & AMENITIES

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. Also of interest is the Shropshire Union Canal which runs close to the property and the former Grammar School built during the reign of James I. The village provides a number of local shops including a post office and butchers, co-operative store, chemist and doctors surgery, modern primary school, three cafes, three public houses, flower shop, takeaway, independent newsagent/general store, village hall, gym and a wide variety of community activities and events.



APPROXIMATE DISTANCES

Nantwich 7 miles, Market Drayton 6 miles, Crewe 10 miles, Newcastle-under-Lyme 14 miles, Stoke-on-Trent 15 miles, Chester 26 miles and Shrewsbury 25 miles. Intercity railway network at Crewe (Manchester 40 miles, London 90 minutes) and the M6 motorway (junction 16) 10 miles, (junction 15) also 10 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for about 7 miles into the centre of Audlem, with the church on your left, turn right, proceed for 100 yards, turn left into Windmill Drive and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Storage cupboard and meter cupboard, uPVC entrance door.

ENTRANCE HALL

10'0" x 7'2"

Tiled floor, ceiling cornices, radiator.

CLOAKROOM

Coloured suite comprising low flush W/C and hand basin, fitted cupboard.

LIVING ROOM

16'0" x 12'1"

Timber fire surround with tiled hearth and inset, ceiling cornices, three single wall lights, radiator, open to Dining Room.

DINING ROOM

10'8" x 10'4"

Double glazed French doors to Conservatory, ceiling cornices, radiator.

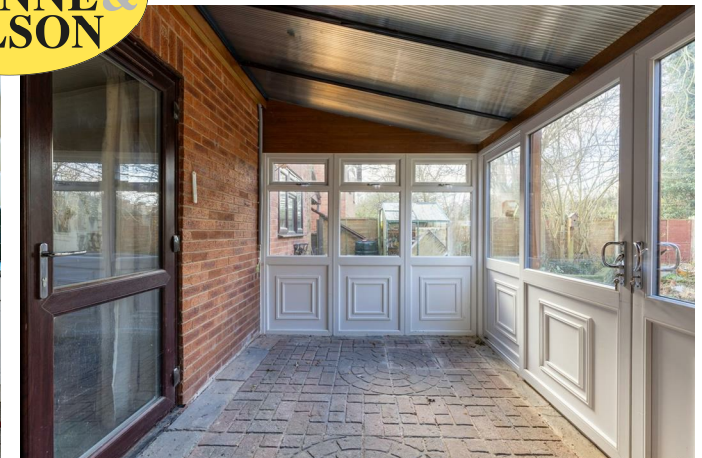
CONSERVATORY

13'3" x 7'10"

uPVC double glazed window and sliding double glazed doors to garden.



**BAKER
WYNNE &
WILSON**



GARDEN ROOM/BEDROOM

16'10" x 7'6"

Double glazed window and double glazed French windows to garden, inset ceiling lighting.

SHOWER ROOM

7'4" x 4'7"

Doors to Conservatory and Garden Room/Bedroom, low flush W/C and hand basin, tiled shower cubicle with Triton shower, part tiled walls.

KITCHEN

16'6" x 9'2"

Propane gas fired Rayburn for cooking, central heating and domestic hot water, plumbing for dishwasher and washing machine, tiled floor, one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards.-

LEAN TO SIDE PORCH

STAIRS FROM ENTRANCE HALL TO FF LANDING

Built in cupboard, cylinder and airing cupboard, fold away ladder providing access to loft room.

LOFT ROOM

13'6" x 5'10"

Double glazed window and double glazed roof light, access to further loft storage.

MASTER BEDROOM

13'9" into wardrobes x 11'7"

Built in double wardrobe with sliding door, four spot light fittings, ceiling cornices, radiator.

ENSUITE SHOWER ROOM

5'7" plus shower x 5'2"

Vanity unit with inset hand basin, low flush W/C, tiled shower cubicle with shower, part tiled walls, radiator.

BEDROOM NO. 2

11'10" x 9'8"

Ceiling cornices, radiator.

BEDROOM NO. 3

10'5" x 9'5"

Ceiling cornices, inset ceiling lighting, radiator.

BEDROOM NO. 4/STUDY

10'6" max x 7'7"

Fitted desk, wall cupboard, radiator.

SHOWER ROOM

9'4" x 6'0"

Vanity unit with inset hand basin, low flush W/C, tiled shower cubicle with Triton shower, fully tiled walls, tiled floor, bathroom cabinet with mirror and light fitting, chrome radiator/towel rail.

OUTSIDE

Attached GARAGE and WORKSHOP 26'0" x 8'8", electrically operated roll over door, power and light. Car parking space, outside tap, Greenhouse.

GARDENS

The front garden comprises herbaceous borders and specimen trees. The South West facing rear garden comprises a paved patio, shrubs and specimen trees. There is a gate providing private (shared with No's: 32 and 34) to the Shropshire Union Canal.

SERVICES

Mains water, electricity and drainage are connected to the property.

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

COUNCIL TAX

Band E.

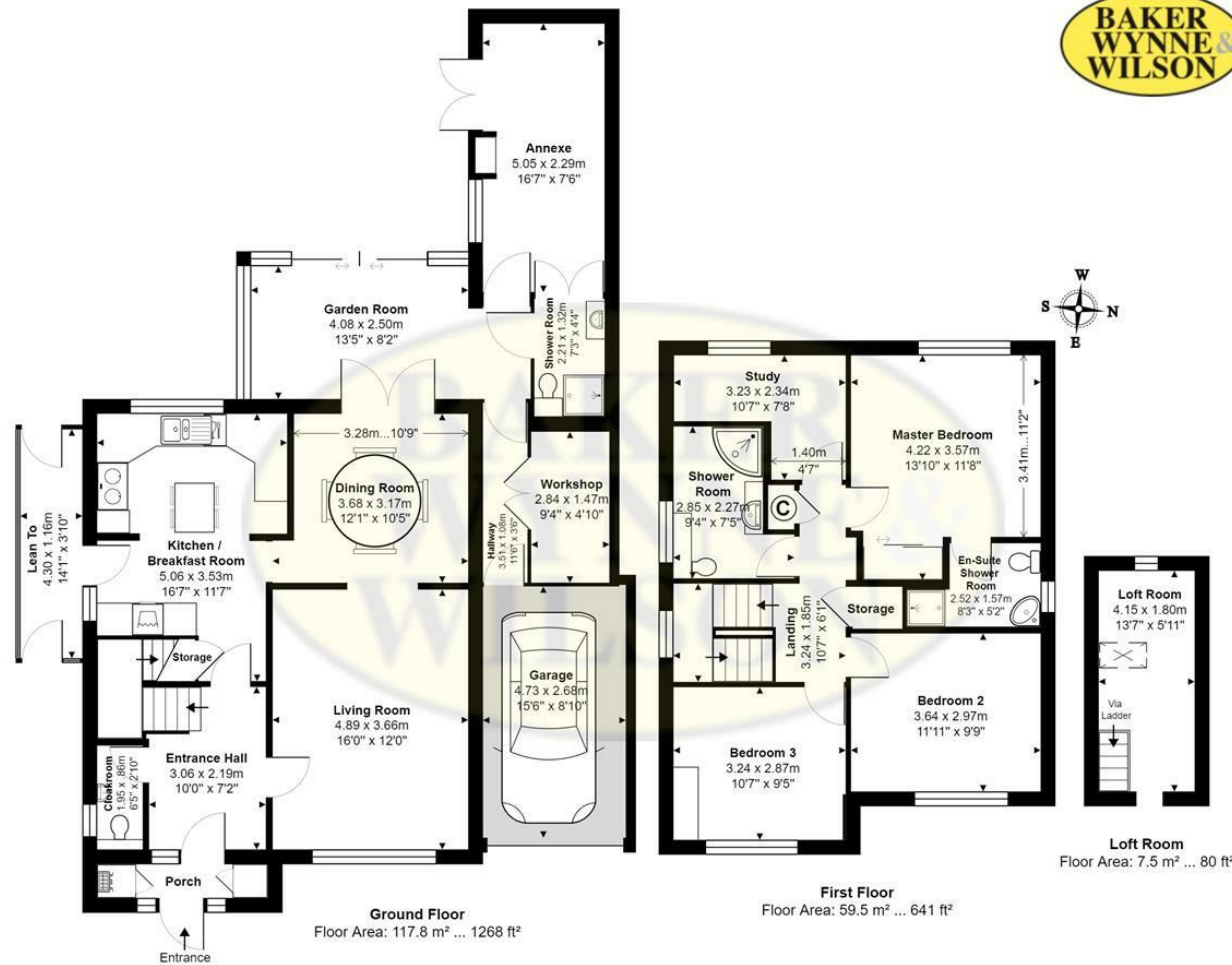
VIEWING

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





**BAKER
WYNNE &
WILSON**



30 WINDMILL DRIVE, AUDLEM, CHESHIRE, CW3 0BE

Approximate Gross Internal Area: 184.8 m² ... 1990 ft²

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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	53	
(39-54)	E		
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

