



Beulah House, 44 Stafford Street, Audlem, Cheshire, CW3 0AP
£499,500

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen/Family Room, Cloakroom, Landing, Master Bedroom with En-Suite Shower Room, Three Further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, South West Facing Rear Garden, Open Fronted Double Garage, Car Parking Space.

DESCRIPTION

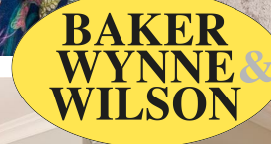
Beulah House was built in around 1905 of brick with part black and white elevations under a tiled roof and is approached over quarry tiled steps and a gravelled garden forecourt. It is a unique, tastefully renovated and extended semi detached village house offering superb family sized accommodation, combining character with quality, and enjoying views towards the Church and Holmes Bank. The house is typical of its period with high ceilings, pine internal doors, and well lit rooms.

LOCATION & AMENITIES

Beulah House occupies a prominent position 175 yards from Audlem village centre. Audlem was mentioned in the Domesday Book as Aldelime, and Edward I granted it 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, Newsagent, Butchers, Flowers 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 railway 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 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 in nearby Whitchurch.



DIRECTIONS TO CW3 0AP

From Nantwich take the A529 over the level crossings into Wellington Road, (this becomes Audlem Road), for about 6.5 miles into Audlem village centre, with the church on your left, turn left, proceed for 175 yards and Beulah House is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Minton tiled floor.

SITTING ROOM

14'4" x 10'10" plus bay

Timber fire surround with tiled hearth and cast inset (working fireplace), double glazed bay window to front and double glazed window to side, fitted cupboards and bookshelves, ceiling cornices and rose, two radiators.

DINING ROOM

14'4" x 11'10"

Limestone working fireplace with cast iron inset and grate, under stairs store with shelving, oak floor, ceiling cornices and rose, radiator.

KITCHEN/FAMILY ROOM

20'9" x 14'9"

Stainless steel one and half bowl sink unit in granite surround, floor standing cupboard and drawer units with granite worktops, granite breakfast bar, wall cupboards, Neff integrated oven and grill and Smeg four burner induction hob unit with extractor hood above, integrated dishwasher, integrated refrigerator and freezer, tiled floor, ceiling cornices, double glazed window and double glazed French doors to rear garden. Utility cupboard with shelving and plumbing for washing machine, two radiators.

INNER AREA

With double glazed window and tiled floor.

CLOAKROOM

White suite comprising low flush W/C and hand basin, tiled floor, double glazed window, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft, radiator.



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MASTER BEDROOM

14'4" x 12'6" into bay
Cast iron grate, double glazed bay window, two radiators.

ENSUITE SHOWER ROOM

7'0" x 5'9"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower, linen cupboard, fully tiled walls, chrome radiator/towel rail.

BEDROOM

10'5" x 8'9"

Radiator.

INNER LANDING

BEDROOM

10'3" x 8'9"

Cast iron grate, radiator.

BEDROOM

10'10" x 9'7" plus recess

Built in wardrobe, radiator.

BATHROOM

7'10" x 5'5" plus recess

White suite comprising panel bath with shower over, pedestal hand basin and low flush W/C, fully tiled walls, tiled floor, cupboard recess, radiator.

OUTSIDE

Boiler Room with Worcester Oil Fired Central Heating Boiler. A shared (with 44A) gravel drive provides access to a gravelled car parking area and a timber and tiled open fronted DOUBLE GARAGE 18'0" x 18'0" with concrete base, power and light. Exterior lighting. Outside power points to front and rear. Pedestrian access to side.

GARDENS

The front garden is gravelled with raised borders and wrought iron railings. The South Westerly facing rear garden extends to about 35 feet. It is designed for ease of maintenance and comprises a large Indian stone flagged terrace, raised borders and a gravel area.

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 D.

VIEWING

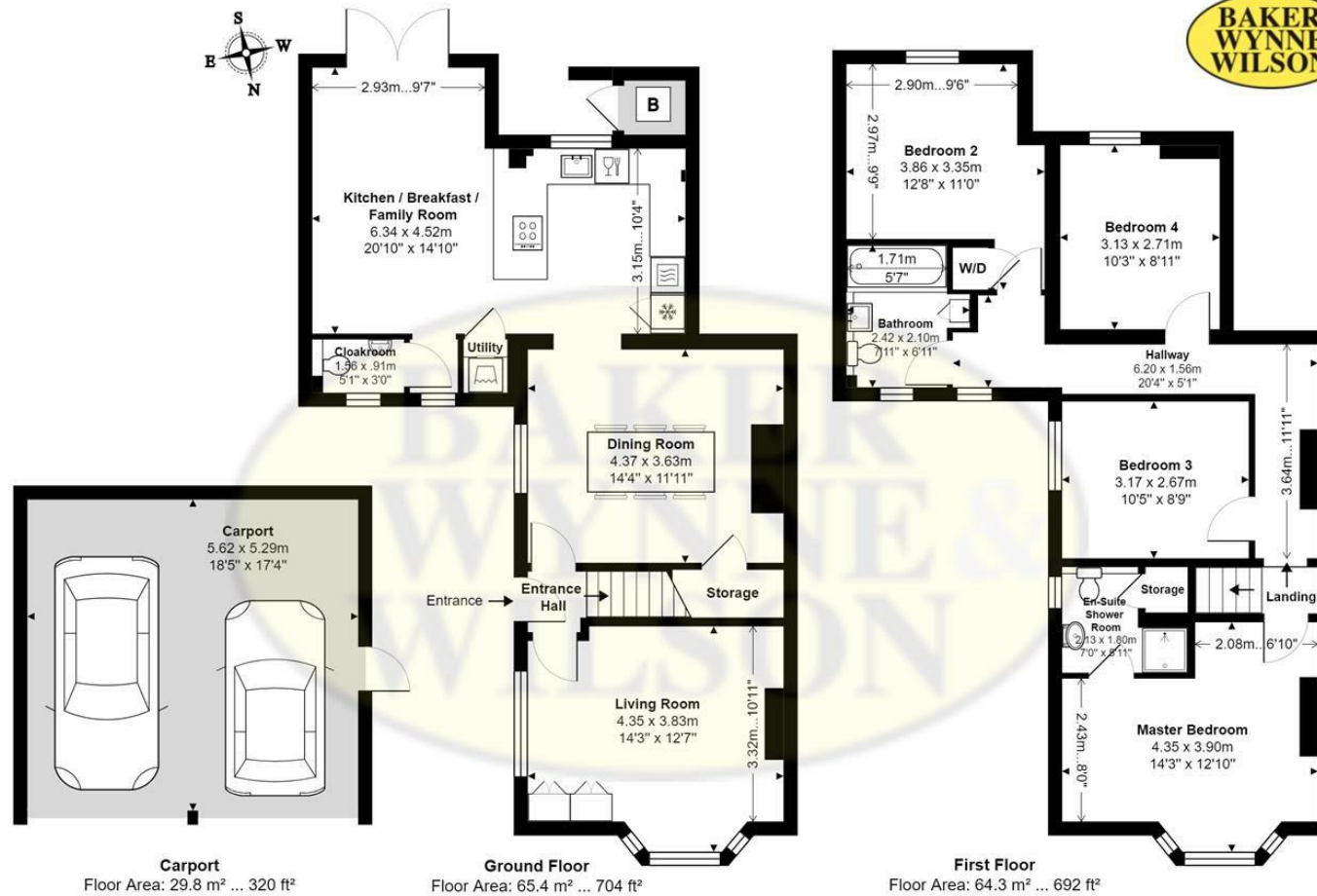
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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BEULAH HOUSE, 44 STAFFORD STREET, AUDLEM, CHESHIRE, CW3 0AP

Approximate Gross Internal Area: 159.4 m² ... 1716 ft² Includes Carport

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		78
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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