



Pool View, Audlem Road, Hankelow, Cheshire, CW3 0JA

£485,000

**BAKER
WYNNE &
WILSON**

A MOST ATTRACTIVE DETACHED "COTTAGE STYLE" HOUSE WITH A SEPARATE DOUBLE GARAGE, IN THE HEART OF HANKELOW, OVERLOOKING THE VILLAGE GREEN AND DUCK POND, ONE MILE FROM AUDLEM VILLAGE.

SUMMARY

Reception Hall, Cloakroom, Living Room, Study, Dining Room, Kitchen/Breakfast Room, Landing, Master Bedroom with En-suite Shower Room, Three Further Bedrooms, Bathroom, uPVC Double Glazed Windows, Oil Central Heating, Detached Double Garage, Block Paved Car Parking and Turning Area, Garden.

DESCRIPTION

Pool View was built in 1996 by R A Baker Developments Ltd to an individual design of brick under a tiled roof and is approached over a block paved drive. The present owners have been in the house for four years and have renovated and continually invested, so as to create a terrific home that is stylish, spacious, practical and impressive in equal measure. The well lit accommodation has been recently redecorated.

LOCATION & AMENITIES

Hankelow is a charming hamlet with a chapel, recently refurbished, White Lion pub/restaurant, village green and duck pond, all within 50 yards of Pool View. Audlem village centre is 1.25 miles and is an attractive country village providing a number of local shops including post office, chemist, butchers, local co-operative store and newsagent, health centre, modern primary school, three cafes, three public houses and a wide variety of community activities.

Nantwich has a choice of shopping facilities, social amenities and sporting facilities. There is a primary school in Audlem and the house lies in the catchment area of Brine Leas Secondary School/BL6 Sixth Form.

APPROXIMATE DISTANCES

Nantwich 5 miles, Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 9 miles, M6 motorway (junction 16) 11 miles, The Potteries 15 miles, Chester 23 miles, Manchester Airport 36 miles.



DIRECTIONS

To find the property from Nantwich, take the A529 for about five miles into Hankelow and the property is located on the left hand side.

ACCOMMODATION

With approximate distances comprises:

RECEPTION HALL

14'5" x 9'0"

Composite entrance door, tiled floor, under stairs store, radiator.

CLOAKROOM

Low flush W/C and vanity unit with inset hand basin, tiled floor.

LIVING ROOM

17'0" x 12'0"

Wood burning stove, slate hearth and timber mantle, two double glazed windows and French windows to rear, ceiling cornices, radiator.

STUDY

8'6" x 7'6"

Radiator.

DINING ROOM

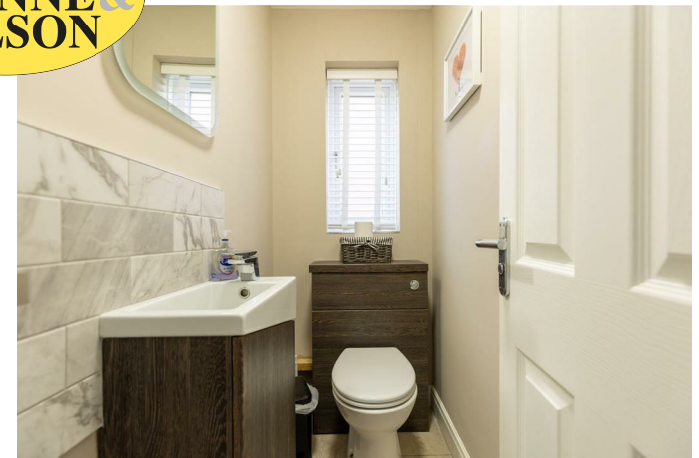
10'10" x 9'6"

Radiator.

KITCHEN/BREAKFAST ROOM

15'3" x 9'6"

Excellent range of units comprising stainless steel one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with timber worktops, wall cupboards, breakfast bar, pantry cupboard, Smeg double oven, grill and four burner ceramic hob unit with extractor hood above, plumbing for dishwasher and washing machine, tiled floor, inset ceiling lighting, double glazed window and double glazed French windows to rear, pantry cupboard, radiator.



STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Radiator, airing cupboard with radiator.

MASTER BEDROOM

13'0" x 11'10"

Built in double wardrobe with sliding doors, two double glazed windows, two radiators.

EN-SUITE SHOWER ROOM

9'82 x 3'7"

Low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower, bathroom cabinet with mirrored door, half tiled walls, radiator.

BEDROOM NO. 2

15'3" x 9'6"

Built in double wardrobe, access to loft, radiator.

BEDROOM NO. 3

11'0" x 9'6"

Built in double wardrobe, radiator.

BEDROOM NO. 4

8'6" x 7'5"

Radiator.

BATHROOM

9'1" x 5'7"

White suite comprising panel bath with rain head shower and hand held shower over, vanity unit with inset hand basin and low flush W/C, bathroom cabinet with mirrored door, shaver point, fully tiled walls, chrome radiator/towel rail.

OUTSIDE

Firebird Enviromax oil central heating boiler. Brick built tiled roof detached DOUBLE GARAGE 16'6" x 17'0", electrically operated rollover door, power and light, personal door, loft space. Exterior lighting, two outside taps, log store. The house is approached over a block paved drive and a five bar gate provides access to the garage.

GARDENS

The rear garden extends to about 44 feet and enjoys a South Easterly aspect. It is lawned with raised borders and a large flagged patio.

SERVICES

Mains water and electricity. Septic tank 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 E.

VIEWINGS

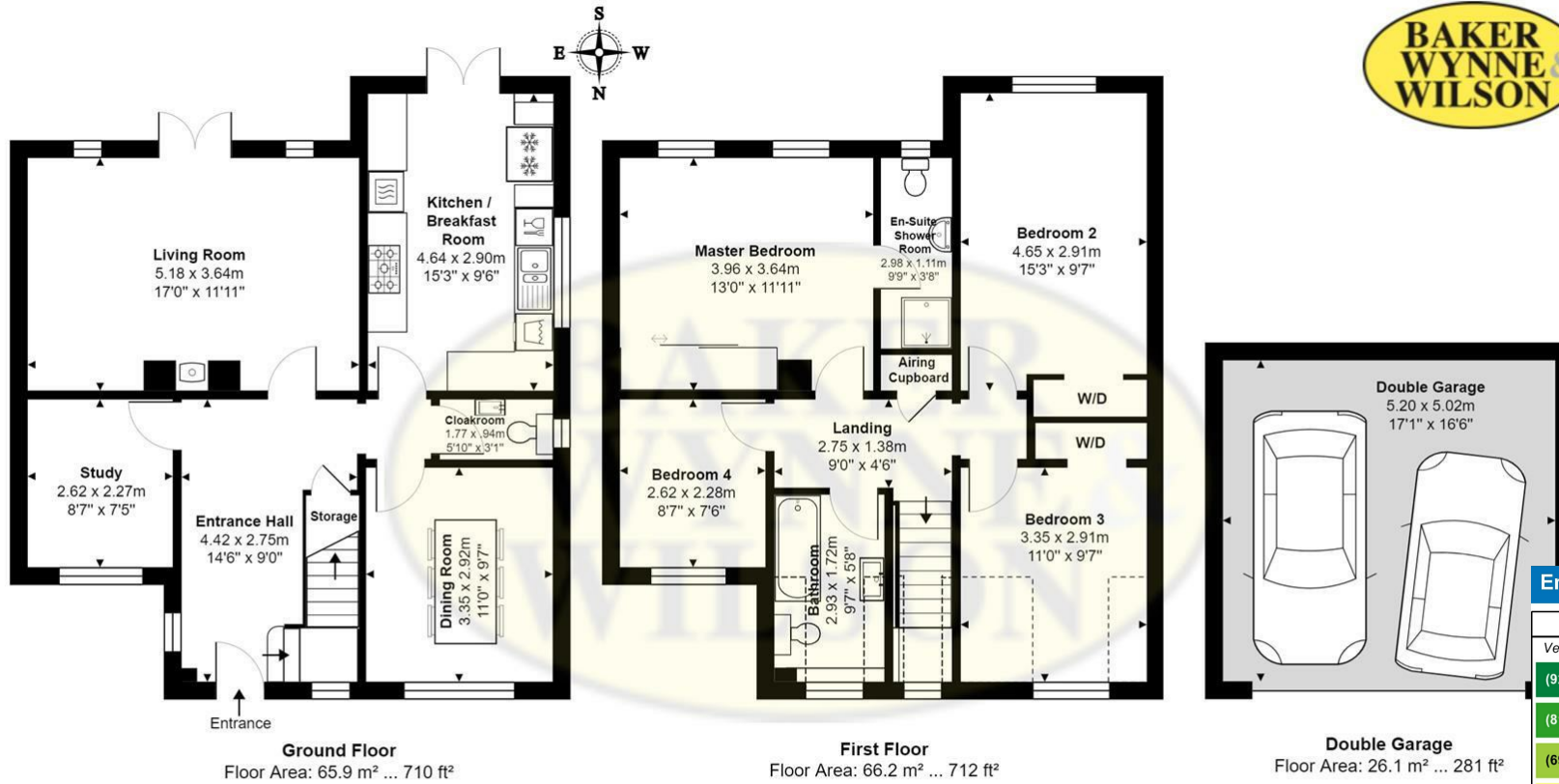
By appointment with Baker Wynne and Wilson
01270 625214





**BAKER
WYNNE &
WILSON**





POOL VIEW, AUDLEM ROAD, HANKELow, CREWE, CHESHIRE, CW3 0JA

Approximate Gross Internal Area: 158.2 m² ... 1703 ft² Includes Double 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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	56	
(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