



25 Tollgate Drive, Audlem, Crewe, CW3 0EA
£350,000

**BAKER
WYNNE &
WILSON**

A CLEVERLY ENLARGED AND BEAUTIFULLY APPOINTED LINKED DETACHED BUNGALOW ENJOYING A SOUTH WESTERLY ASPECT OVER COUNTRYSIDE, 350 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

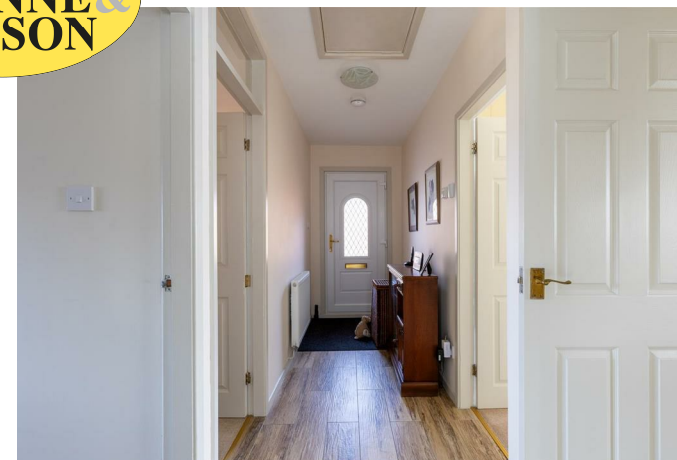
Entrance Hall, Living Room, Kitchen, Side Porch, Two Large Double Bedrooms, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Attached Garage, Car Parking Space, Gardens.

DESCRIPTION

The bungalow, built in the early 1970's of brick under a tiled roof is approached over a concrete drive to a reinforced gravel car parking area. This two bedroomed bungalow has been enlarged and refurbished by the present owner over the last twelve years. Internally, like most well designed bungalows there is flexible accommodation with two large double bedrooms served by a shower room, an impressive living room with a lovely boxed bay window and a kitchen.



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LOCATION & AMENITIES

Audlem is an attractive country village within easy walking distance and provides a number of local shops including Post office, chemist, butchers, local cooperative store and newsagents, health centre, modern primary school, three cafes, three public houses and a wide variety of community activities. The property is well placed for schools and is in the catchment area of Brine leas Highschool/BL6 sixth form.

Nantwich 7 miles, Crewe 9 miles, Newcastle under Lyme 14 miles. Chester 26 miles, Shrewsbury 25 miles, Mainline station in Crewe (Manchester 40 minutes, London Euston 90 minutes) 9 miles, M6 (junction 16) 12 miles.

DIRECTIONS

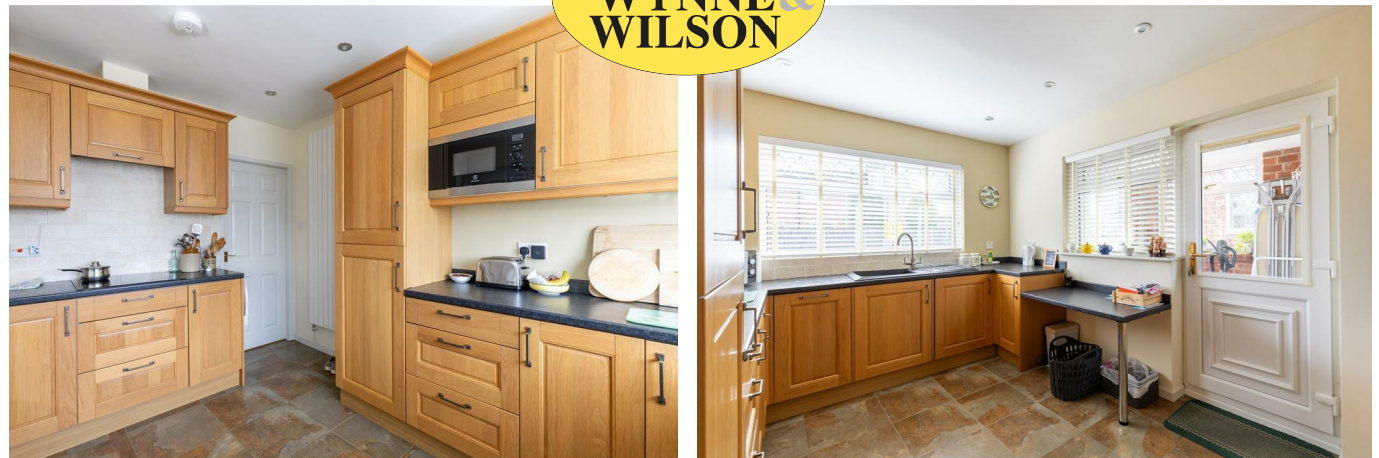
From Nantwich proceed along the A529 over the level crossings into Wellington Road (this becomes Audlem Road) proceed for 6.5 miles into the centre of Audlem, with the church on your left turn right, proceed for 200 yards, over the canal bridge, turn right into Tollgate Drive and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

13'8" x 4'5" plus recess
uPVC entrance door, access to loft, radiator.



LIVING ROOM

21'6" x 11'8"

Wood burning stove on tiled hearth, double glazed boxed bay window to the rear, two double wall lights, three radiators.

KITCHEN

13'0" x 9'7"

Rok Tex single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, breakfast bar, Electrolux double oven and four burner hob unit with extractor hood above, inset Electrolux microwave, integrated refrigerator and freezer, integrated washer/dryer, tiled floor, designer radiator.

SIDE PORCH

Double glazed doors to front and rear, double glazed window.

BEDROOM NO. 1

18'1" x 9'8"

Fitted triple wardrobe with cupboards above, radiator.

BEDROOM NO. 2/SITTING ROOM

15'5" x 11'9"

Two fitted double wardrobes with cupboards above, two double wall lights, radiator.

SHOWER ROOM

9'1" x 6'1"

White suite comprising vanity unit with inset hand basin and low flush W/C, tiled shower cubicle with rain head shower and hand held shower and seat, tiled floor, part tiled walls, towel rail/radiator.

OUTSIDE

Attached GARAGE 17'0" x 8'2", electrically operated rollover door, personal door, power, light and water. Worcester oil fired boiler, enclosed oil tank. Log Store.

GARDENS

The gardens have been designed for ease of maintenance and comprise Indian stone flagged patio, gravel area with shrubs and a further flagged patio. The gardens enjoy a South Westerly aspect over open countryside.

SERVICES

Mains water, electricity and drainage. Solar panels.

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.

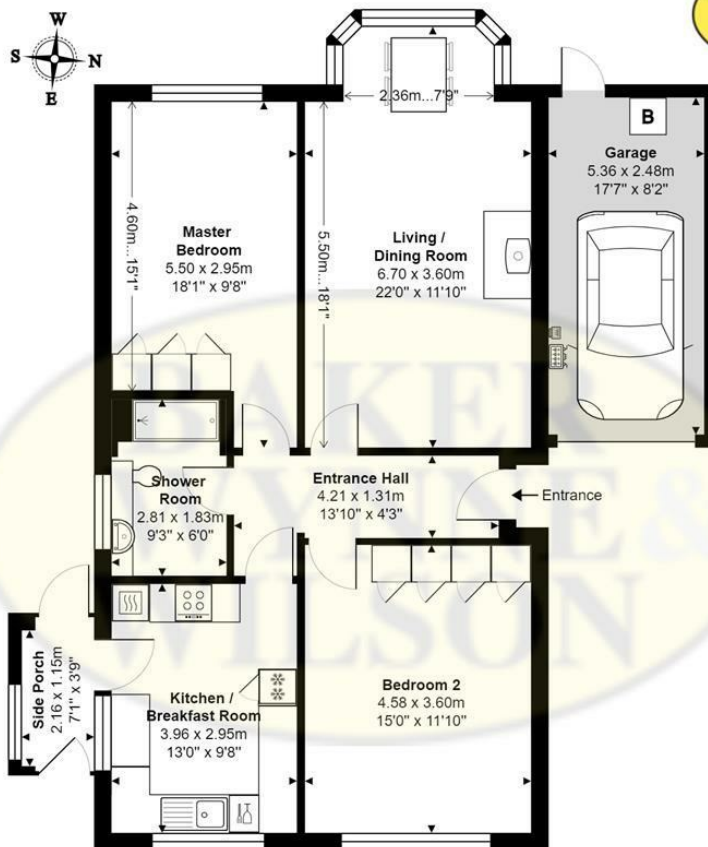
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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25 TOLLGATE DRIVE, AUDLEM, CHESHIRE, CW3 0EA

Approximate Gross Internal Area: 97.9 m² ... 1054 ft² 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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(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