



1 Moorsfield Avenue, Audlem, Cheshire, CW3 0LA  
Guide Price £425,000

**BAKER  
WYNNE &  
WILSON**

A SUBSTANTIAL DETACHED DORMER HOUSE HOLDING A SUPERB POSITION WITH LARGE, WELL NURTURED, SOUTH WEST FACING GARDENS, 400 YARDS FROM AUDLEM VILLAGE CENTRE.

## SUMMARY

Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen, Landing, Sitting Area/Bedroom No. 4, Three Double Bedrooms, Bathroom, Integral Garage/Utility Area, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens to the front, side and rear.

## DESCRIPTION

1 Moorsfield Avenue, built in 1980 of brick under a tiled roof is approached over a block paved drive. The house has well laid out accommodation, which is both light and spacious making it a most comfortable home for the family or retired couple. The house extends to about 1,600 square feet (gross internal) including the integral garage. Indeed, with plenty of space to the side the garage could readily be converted to provide additional accommodation, subject to planning permission.

The gardens are a real feature having been lovingly landscaped, developed, planned and cared for over many years. With the gardens wrapping around the house, there are plenty of different areas to sit and take advantage of the moving sun.



## LOCATION & AMENITIES

1 Moorsfield Avenue occupies a prime position on the corner of Whitchurch Road and Moorsfield Avenue. Moorsfield Avenue is a small development of similar detached dormer houses and detached bungalows. Audlem is an attractive and award winning country village, the centre of which is designated as a conservation area, well known for its historic church which dates back to 1279. Audlem was mentioned in the Domesday book as Aldelime, Edward I granted it a market charter in 1295. It provides a number of local shops including post office, chemist, butchers, local co-op and health centre, modern primary school, cafe, two restaurants, three public houses and a wide variety of community activities.

Nantwich, a thriving market town, is situated 7 miles North of Audlem and has comprehensive retail, leisure and commercial facilities. Crewe mainline railway station offers direct access to London Euston (90 minutes), junction 16 of the M6 motorway is 12 miles. Crewe 11 miles, Whitchurch 8 miles, Stoke-on-Trent 17 miles, Chester 29 miles, Liverpool and Manchester 45 miles.

## DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for approximately 6.5 miles in to the centre of Audlem, with the church on your left hand side, turn right, proceed for 400 yards, turn right into Moorsfield Avenue and the property is located immediately on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

16'8" x 6'9" plus recess  
uPVC entrance door and window, door to garage,  
wood laminate floor, understairs store with hanging fitting, radiator.



## CLOAKROOM

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

## LIVING ROOM

21'5" x 12'6"

Timber fire surround, tiled inset and marble hearth, Clearview wood burning stove, double glazed bow window, picture rail, radiator, open to dining room.

## DINING ROOM

11'7" x 9'7"

Hatch to kitchen, ceiling cornices, radiator.

## KITCHEN

13'0" x 9'7"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, inset ceiling lighting, double glazed door and window to rear, quarry tile floor, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

11'0" x 6'9"

Cylinder and airing cupboard, double glazed roof light, radiator.

## BEDROOM NO. TWO

11'10" x 11'1"

Radiator.

## BATHROOM

10'3" plus shower x 5'6"

White suite comprising panel bath, low flush W/C and hand basin, tiled shower cubicle with Triton shower, panelled walls to dado, radiator/towel rail.

## BEDROOM NO. THREE

12'0" x 9'4"

Fitted wall to wall wardrobes, cupboards and shelving, radiator.

## INNER LANDING (OPEN TO SITTING AREA/BED NO. 4)

10'4" x 8'4"

Eaves storage cupboard, inset shelf, wall light.

## BEDROOM NO. ONE

15'8" max x 11'8"

Radiator.

## OUTSIDE

INTEGRAL GARAGE/UTILITY AREA 22'8" x 11'8"

Electrically operated roll over door, plumbing for washing machine, power and light, double glazed window, work bench, Mistral oil fired central heating boiler. Block paved car parking space. Oil tank. Outside tap. Garden Shed. Arbour on block paved base. Timber framed Greenhouse.

## GARDENS

The delightful gardens comprise block paved and flagged patio, paved and brick paths, lawn, flower and herbaceous borders, a variety of shrubs and specimen trees including rhododendrons, kitchen garden and mature hedgerow boundaries.

## 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.

## COUNCIL TAX

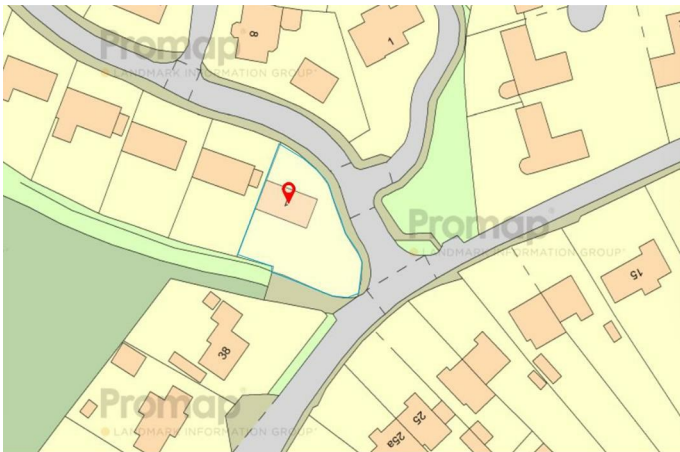
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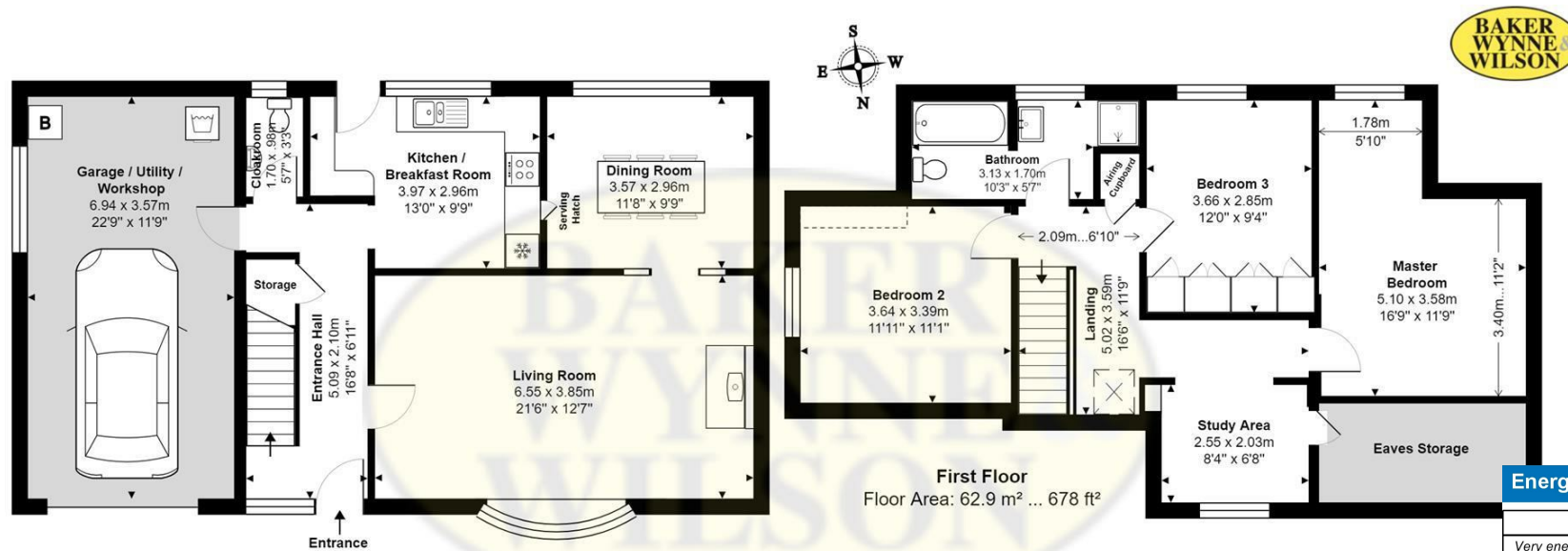
## VIEWINGS





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**Ground Floor**  
Includes Garage  
Floor Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>

**1 MOORSFIELD AVENUE, AUDLEM, CHESHIRE, CW3 0LA**

Approximate Gross Internal Area: 150.7 m<sup>2</sup> ... 1622 ft<sup>2</sup> (Includes Garage, excludes eaves storage)  
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)	<b>A</b>		
(81-91)	<b>B</b>		<b>80</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

