



9 Telford Way, Audlem, Crewe, CW3 0BQ  
Guide Price £319,500

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A WELL APPOINTED DETACHED BUNGALOW IN A PRIME ELEVATED POSITION, 300 YARDS FROM AUDLEM VILLAGE CENTRE

## SUMMARY

Entrance Hall, Living / Dining Room, Kitchen, Inner hall, Two double bedrooms, Conservatory, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Brick Garage, Gardens.

## DESCRIPTION

This attractively, presented detached bungalow, was built in the late 1970's of brick under a tiled roof and is approached over a tarmacadam drive (resurfaced in 2024). Well designed, it is a great example of its type and ideal for those looking to move into a home that does not require building works or renovation. The accommodation extends to about 830 sqft and features a 27ft Living/Dining room with multi fuel AGA stove.

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## LOCATION AND AMENITIES

Tucked away in a tranquil cul-de-sac, within the ever popular village of Audlem, 300 yards from the village centre. The sought after, award winning village of Audlem caters for daily needs, with local CoOperative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafe's, three public houses and a medical centre. On the educational front, there is a primary school in Audlem (Ofsted Good) and the bungalow lies in the catchment area of Brine Leas high school / BL6 Sixth form. Nantwich (7 miles), offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) 11 miles.

## DIRECTIONS

Proceed along Wellington road (This becomes Audlem Road), for about 6.5 miles into Audlem. With the Church on your left, turn right onto Shropshire street, proceed for 150 yards and turn left into Windmill Drive, proceed for 100 yards and turn left into Telford Way and the property is located at the end of the cul-de-sac on the left hand side.

## THE ACCOMMODATION COMPRISES

With approximate measurements

### ENTRANCE HALL

Airing cupboard housing oil fired combination boiler (2017), Oak stripped floor, composite entrance door, radiator



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## LIVING / DINING ROOM

27'0" x 11'6"

Timber fire surround with brick hearth and multi fuel AGA stove, three double glazed windows, Oak laid floor, ceiling cornices and roses, two radiators

## KITCHEN

11'3" x 7'10"

Single drainer sink units, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Bosch integrated oven and four burner ceramic hob unit with extractor hood above, plumbing for washing machine, door to side, radiator

## INNER HALLWAY

Built in cupboard access to loft. oak stripped floor.

## BEDROOM NO.1

12'8" x 9'3"

Two fitted double wardrobes with cupboards above, Oak stripped floor, uPVC double glazed door to conservatory, radiator

## BEDROOM NO.2

10'3" x 9'8"

Sliding double glazed patio windows to conservatory, ceiling cornices, oak stripped floor, radiator

## CONSERVATORY

15'0" x 9'0"

Double glazed windows and French windows to garden, tiled floor

## SHOWER ROOM

8'2" x 5'5"

White suite comprising pedestal hand basin and low flush WC, 5'5" SHOWER CUBICLE with rain head shower and hand held shower, two double glazed windows, tiled floor, radiator.

## OUTSIDE

Brick GARAGE (15'10" x 9'0") roll over door, personal door, power and light. Parking space in front of Garage.

## GARDENS

The front garden is lawned with specimen trees. The part walled rear garden is lawned with flower and herbaceous borders.

## COUNCIL TAX BAND D

## 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

## VIEWING

By appointment with Baker Wynne and Wilson

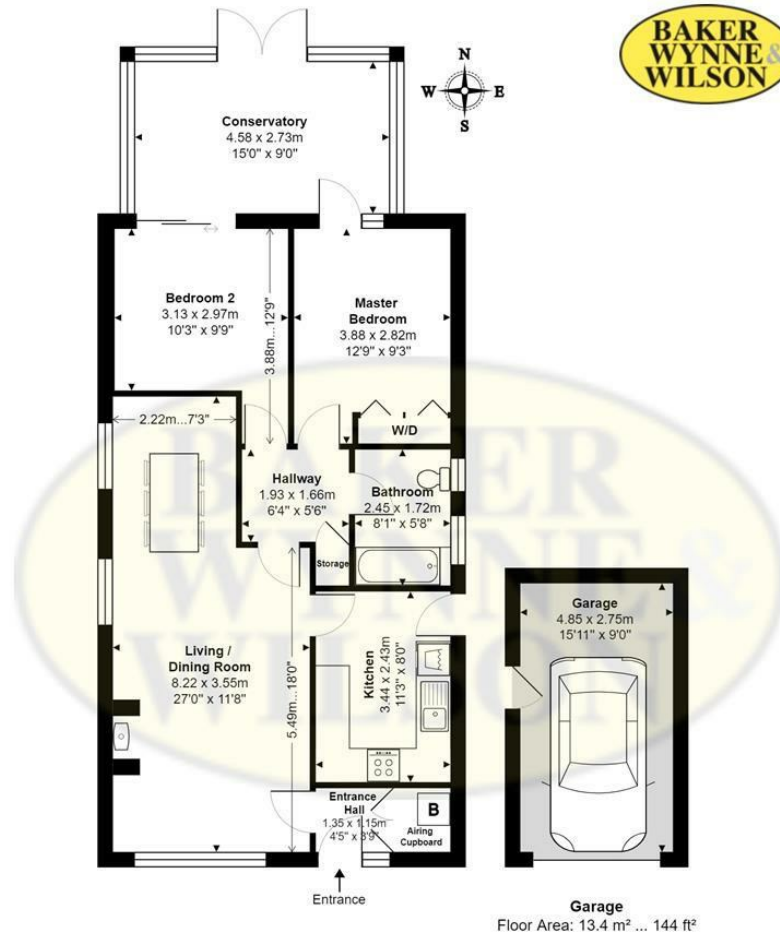
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Approximate Gross Internal Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup> (excluding garage)

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 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</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	

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