



6 Tollgate Drive, Audlem, Crewe, CW3 0EA

Guide Price £325,000

**BAKER  
WYNNE &  
WILSON**

AN ATTRACTIVE DETACHED BUNGALOW WITH GREAT POTENTIAL, SET IN LARGE, WELL NURTURED GARDENS, IN A PRIME CORNER POSITION, 250 YARDS FROM AUDLEM VILLAGE CENTRE.

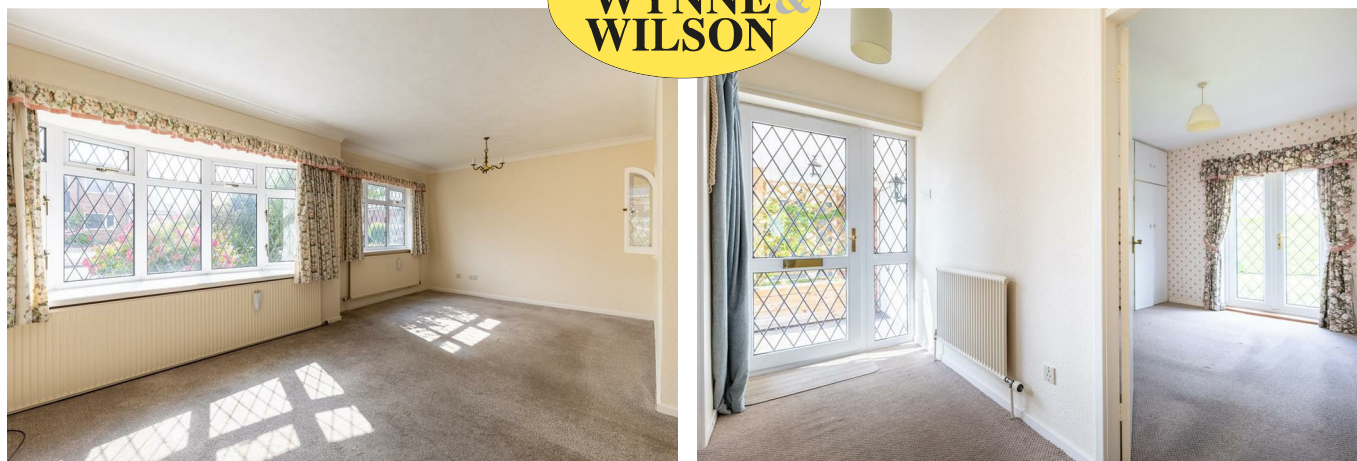
## SUMMARY

Entrance porch, reception hall, living room/dining room, kitchen, two bedrooms, bathroom, oil central heating. uPVC double glazed windows, attached garage, car parking space, gardens to the front side and rear.

## DESCRIPTION

The bungalow was built in the early 1970s of brick under a tiled roof and is approached over a block pave drive. Set nicely back from the road it comes to the market for the first time in 35 years. The comfortable accommodation has been well maintained over the years yet now requires some updating. Indeed, with its large gardens, corner position and close proximity to the village centre the bungalow lends itself to modernisation and possible reconfiguration and enlargement, subject to planning permission. In our opinion, any improvements will be well worthwhile.

The gardens are a delight, extending to the South East and West with the rear garden enjoying good privacy.



## LOCATION AND 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, cafe, 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 right hand side.

## THE ACCOMMODATION

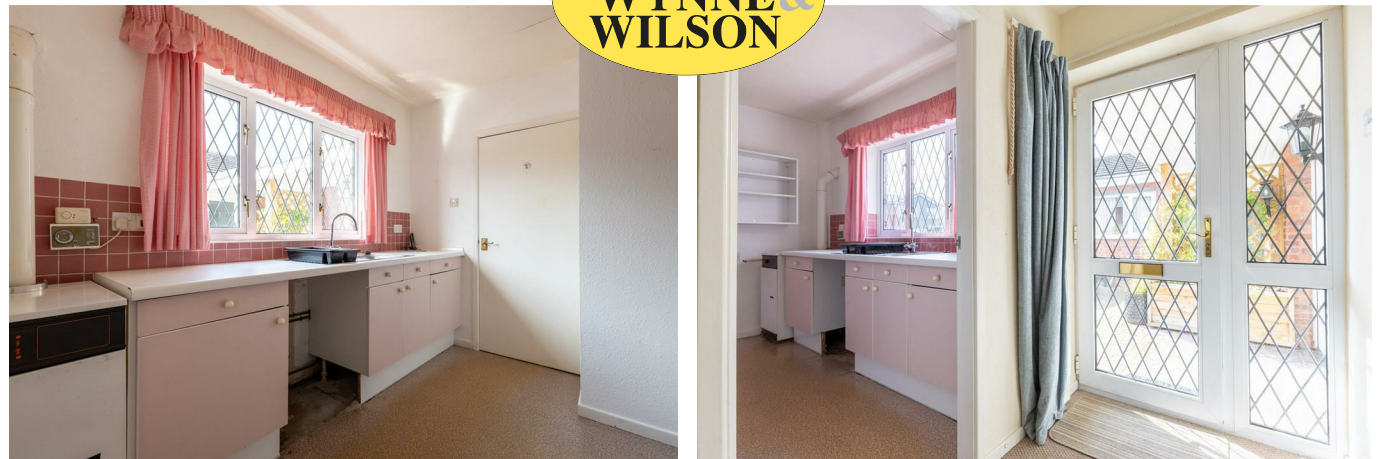
With approximate measures

### ENTRANCE PORCH

### RECEPTION HALL

11'10" x 8'2"

Access to loft, cloaks recess, radiator.



## LIVING ROOM/DINING AREA

20'0" x 17'0" max

Open fireplace with marble inset and hearth and Adam style surround, hatch to kitchen, two double wall lights, two leaded light double glazed windows to the front (one being bow), ceiling cornices, two radiators.

## KITCHEN

10'8" x 9'0"

Stainless steel 1 1/2 bowl single drainer sink unit with cupboards under, floor standing cupboard and floor drawer units with worktops, wall cupboards, Neff integrated oven and four burner ceramic hob with extractor hood above, plumbing for washing machine, Worcester Danesmoor oil fired central heating boiler.

## BEDROOM

11'10" x 10'4"

Two fitted double wardrobes with cupboards above, two double wall lights, leaded light double glazed French windows to rear garden, radiator.

## BEDROOM

11'9" x 9'4"

Fitted triple wardrobe and dressing table, two single wall lights, radiator, arch way to bathroom.

## BATHROOM

8'3" x 7'8"

Coloured suite comprising panel bath with Triton shower over, pedestal hand basin and low flush WC, fully tiled around bath, double

wall light, cylinder and airing cupboard, radiator.

## OUTSIDE

ATTACHED GARAGE 17'6" x 8'3"

electrically operated up and over door, personal door, shelving, power, light and water. Oil tank, exterior light.

## GARDENS

The rear garden enjoys an Easterly aspect and is lawned with a water feature, block paved seating area, Laurel and mature hedge row boundary. The side and front gardens extend to the South and West, provide colour and interest and are lawned with rose borders, numerous shrubs and specimen tree.

## COUNCIL TAX BAND D

## SERVICES

Mains water, electricity and drainage. Oil central heating.

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

## VIEWINGS

Appointment with Baker Wynne & Wilson  
01270 625214

[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

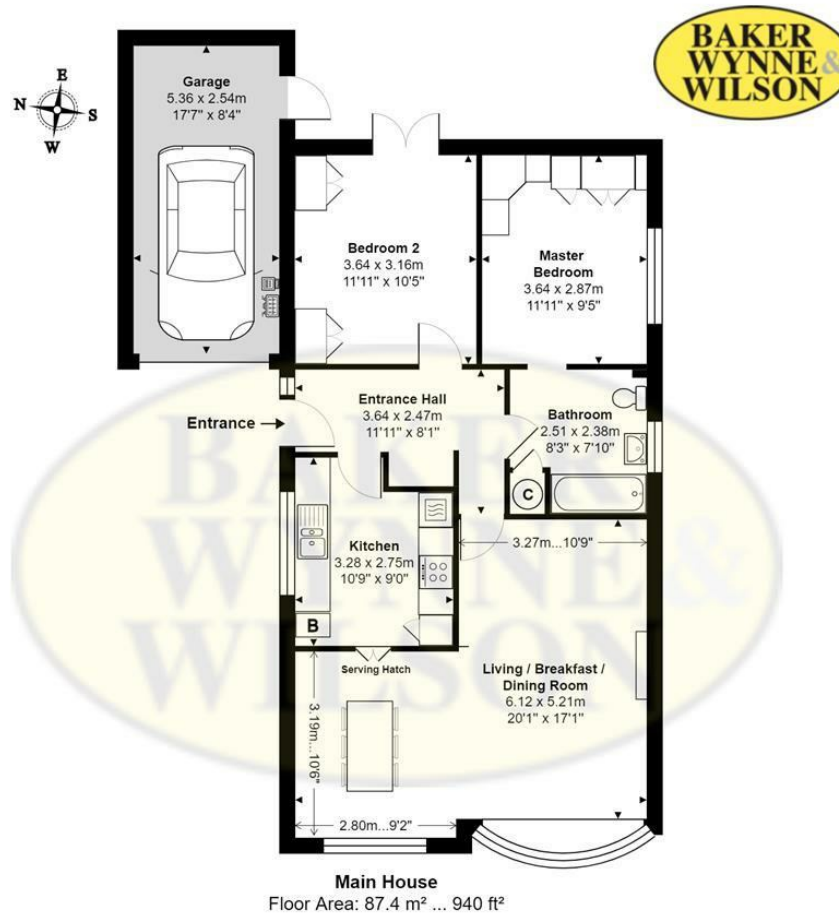




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6 TOLLGATE DRIVE, AUDLEM, CREWE, CHESHIRE, CW3 0EA

Approximate Gross Internal Area: 87.4 m<sup>2</sup> ... 940 ft<sup>2</sup> 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) <b>A</b>                          |  |                         | <b>79</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>52</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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