



6 Daisy Bank Crescent, Audlem, Cheshire, CW3 0HD
Offers Over £500,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Porch, Reception Hall, Living Room, Garden Room, Dining Room, Study, Kitchen, Two Single Bedrooms, Shower Room, Landing, Two Double Bedrooms, Store Room, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Attached Garage, Workshop and W/C, Car Parking and Turning Space, Pigeon Coop, Gardens, about half an acre.

DESCRIPTION

6 Daisy Bank Crescent was built in the 1960's by Leonard Cork of brick under a tiled roof. It stands well back from the road, approached over a concrete and impregnated concrete drive.

It has been a much loved home for 24 years and is offered for sale with no ongoing chain. We acknowledge that modernisation is required and in many ways, it will be exciting for a future owner to put their own stamp on the property. The possibilities are extensive and it will be a hugely exciting property to be customised, adapted, enlarged and enhanced, subject to planning permission. Because of its location, size of garden and stunning views any improvements will be well worthwhile.

The large gardens are private, mature and established and with a nod to Snaffles the house possibly enjoys "the finest view in Audlem".

LOCATION & AMENITIES

Audlem is an attractive, extremely well serviced award winning country village, the centre which is designated as a Conservation area, well known for its fine church dating back to 1279. Audlem has a medical practice, chemist, butchers, co-operative store, post office, newsagents and a range of shops, primary school, playgroup, three cafes and three public houses. The property lies in the catchment area for Brine Leas Academy Secondary School, Nantwich. Approximate distances; Nantwich 6 miles, Crewe (intercity rail network London Euston 90 minutes, Manchester 40 minutes), Market Drayton 7 miles, Newcastle Under Lyme 14 miles, Shrewsbury 25 miles, Chester 28 miles, M6 Motorway (junction 16) 11 miles.



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DIRECTIONS

Directions from Nantwich proceed over the level crossings into Wellington Road, A529 (becomes Audlem Road), continue for about six miles into Audlem, turn right, opposite a green, into Daisy Bank Crescent and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Quarry tiled floor, uPVC entrance door.

RECEPTION HALL

Understairs store, radiator.

LIVING ROOM

18'3" x 13'10"

Marble fireplace, three double wall lights, picture light, double glazed picture window to rear, double glazed window to side, open to dining room, radiator.

GARDEN ROOM

8'6" x 4'7"

Radiator.

DINING ROOM

8'8" x 8'1"

Radiator.

STUDY

8'6" x 8'0"

Hanging fittings and shelving, radiator.

KITCHEN

9'8" x 8'9"

Single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated Hotpoint oven, four burner hob unit with extractor hood above, Belling dishwasher, inset ceiling lighting, tiled floor, radiator.



SHOWER ROOM

8'6" x 7'3"

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

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft.

BEDROOM NO. 1

18'3" x 14'2" maximum

Three eaves storage areas, walk in wardrobe with access to eaves, two double glazed windows, radiator.

BEDROOM NO. 2

11'9" x 10'0"

Eaves storage area, radiator, door to attic store room (15'8" x 7'7") with storage heater.

SHOWER ROOM

Low flush W/C and hand basin, tiled shower cubicle with Mira shower, heat store, electric heater, bathroom cabinet, shaver point.

OUTSIDE

Attached GARAGE 17'5" x 9'7" remote control up and over door, Worcester oil fired central heating boiler, power and light, personal door. Attached workshop and outside W/C. Veranda, oil tank, outside tap, aluminium framed greenhouse, car parking and turning space. Pigeon coop 30'0" x 7'6" ideal for conversion/replacement to garden room/summerhouse.

GARDENS

The front garden is lawned with hydrangeas, specimen trees and shrubs. The rear garden enjoys a South Westerly aspect is extensively lawned with herbaceous borders, rose borders, specimen trees and a vegetable garden with soft fruits. The whole extends to about half an acre.

NB. The promap plan is for identification purposes only.

SERVICES

Mains water, electricity and 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 with vacant possession upon completion.

COUNCIL TAX

Band E.

VIEWINGS

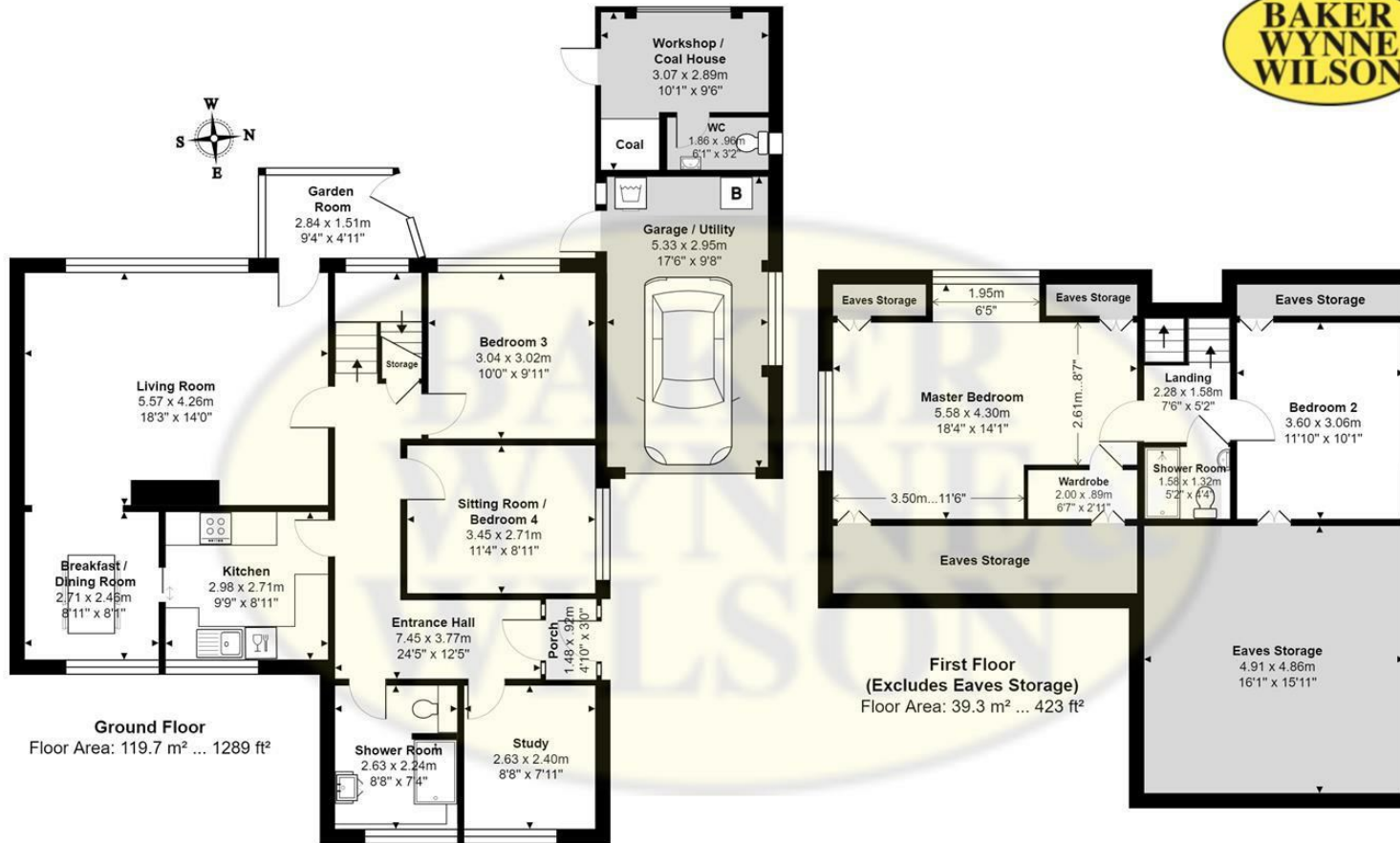
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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6 DAISY BANK CRESCENT, AUDLEM, CREWE, CHESHIRE, CW3 0HD

Approximate Gross Internal Area: 159.0 m² ... 1711 ft² (Including Garage / Utility, Workshop / Coal House / WC. Excluding 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) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(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