



79 Mckelvey Way, Audlem, Crewe, Cheshire, CW3 0FH

Guide Price £375,000

**BAKER
WYNNE &
WILSON**

A BEAUTIFULLY PRESENTED, TRADITIONAL STYLE, DETACHED HOUSE WITH A 50 FOOT SOUTH WEST FACING GARDEN ENJOYING STUNNING VIEWS TOWARDS MOSS HALL,CANAL AND ROLLING COUNTRYSIDE BEYOND, ON THE EDGE OF THE VILLAGE.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Kitchen/Dining Room, Utility Room, Landing, Principle Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Propane Gas Central Heating, uPVC Double Glazed Windows, Integral Garage, Car Parking Space, Gardens.

DESCRIPTION

This attractive detached house was built by Anwyl Homes in 2021 of brick under a tiled roof and is approached over a tarmacadam drive. Although of modern construction this impressive house has several points to differentiate it from similar styles on the development, notably a good location, towards the far end and with superb open views to the rear over rolling countryside. In addition to this the rear garden is South West facing and you can certainly witness the seasons unfolding.

The property has pleasing aesthetics and design features with large windows. The standard of presentation throughout is exceptional.

LOCATION & AMENITIES

The house is situated on the Anwyl Homes, Heathfields Development, 0.65 of a mile from Audlem village centre. Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including post office, chemist, butchers, local co-operative store, health centre, dry cleaners, modern primary school, café, three public houses and a wide variety of community activities. The high school for Audlem is the well respected Brine Leas School/BL6 Sixth Form College. The house lies 200 yards from a footpath providing access to some lovely walks.



APPROXIMATE DISTANCES

Nantwich 6 miles
Market Drayton 6 miles
Crewe 10 miles
Newcastle Under Lyme 14 miles
Stoke on Trent 15 miles
Shrewsbury 25 miles
Chester 26 miles
Intercity Rail Network at Crewe (London Euston 90 minutes, Manchester 40 minutes)
M6 Motorways (junction 16) 10 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6 miles, turn right into McKelvey Way, bear first left and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

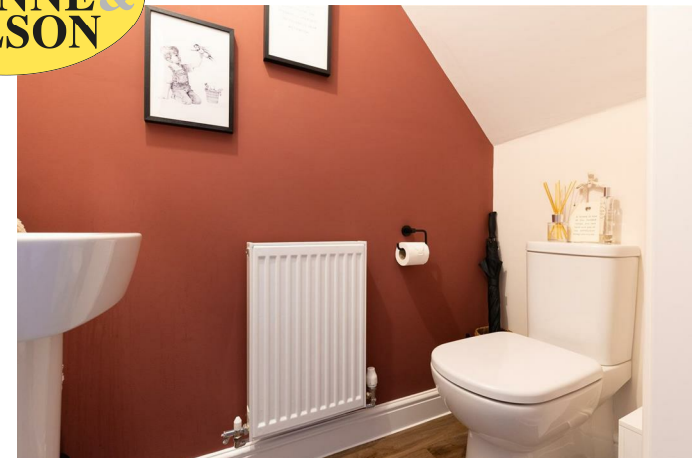
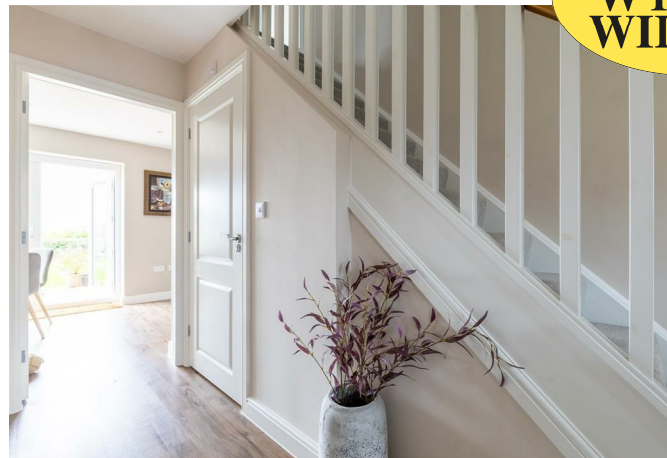
13'6" x 6'4"
Composite entrance door, radiator.

CLOAKROOM

White suite comprising low flush W/C and pedestal hand basin, wood laminate floor, radiator.

LIVING ROOM

16'4" x 10'7"
Double glazed box bay window, radiator.



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KITCHEN/DINING ROOM

20'6" x 8'4"

Stainless steel one and half bowl single drainer sink unit with upgraded cupboards under, floor standing cupboard and drawer units with worktops, Zanussi integrated oven and grill and five burner propane gas hob unit with extractor hood above, integrated dishwasher, integrated refrigerator and freezer, wood laminate floor, inset ceiling lighting, double glazed window and double glazed French windows to rear garden, radiator.

UTILITY ROOM

8'4" x 5'6"

Stainless steel single drainer sink unit, cupboard under, wall cupboard, tall floor standing cupboard, composite door to side, plumbing for washing machine, wood laminate floor, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

7'6" x 7'5"

Access to loft.

PRINCIPLE BEDROOM

13'3" x 13'5" max

Built in triple wardrobe, radiator.

ENSUITE SHOWER ROOM

8'6" x 4'8"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, fully tiled walls, tiled floor, shaver point, chrome radiator/towel rail.

BEDROOM NO. 2

13'5" x 9'4"

Built in double wardrobe with sliding mirrored doors, radiator.

BEDROOM NO. 3

12'6" x 8'10"

Radiator.

BATHROOM

8'8" x 7'8"

White suite comprising panel bath with Aqualisa shower over, pedestal hand basin and low flush W/C, tiled floor, built in cupboard, half tiled walls, fully tiled around bath, shaver point, chrome radiator/towel rail.

OUTSIDE

Integral GARAGE 16'6" x 7'10" up and over door, power and light. Car parking space. Outside tap. Exterior lighting.

GARDENS

The garden extends to about 50 feet, it is extensively lawned with borders and an established hedgerow rear boundary.

SERVICES

All mains services are connected to the property. 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. Service charge £126.48 per annum.

COUNCIL TAX

Band D.

VIEWINGS

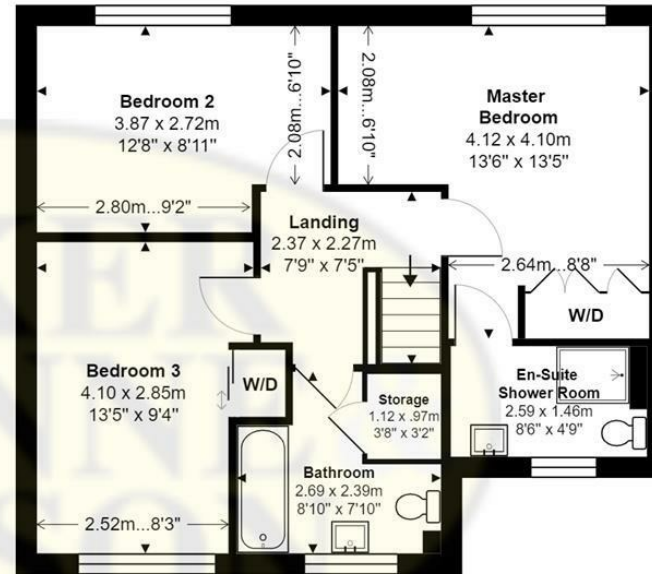
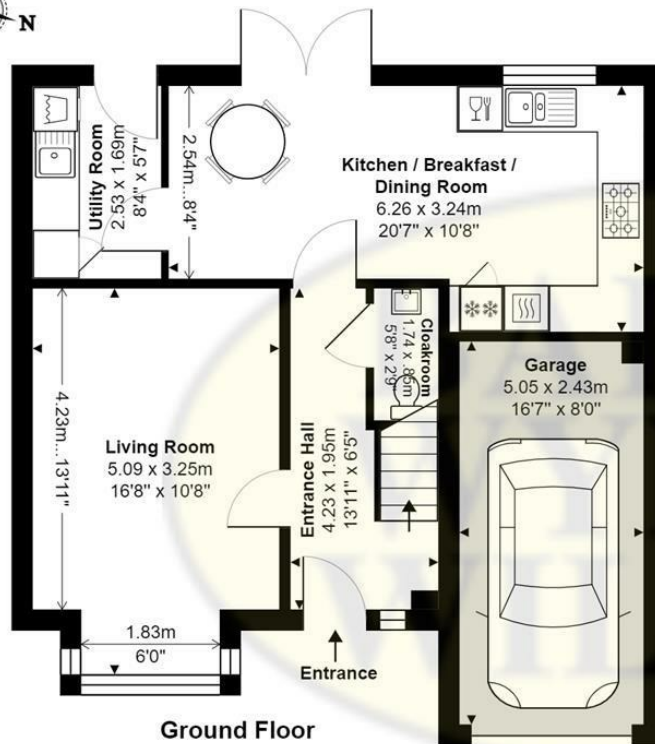
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





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79 MCKELVEY WAY, AUDLEM, CREWE, CHESHIRE, CW3 0FH

Approximate Gross Internal Area: 113.4 m² ... 1220 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		
(69-80)	C	75	
(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



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Interested? Let's Talk 01270 625214
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