



21 Cheshire Street, Audlem, Crewe, CW3 0AH

Guide Price £485,000

**BAKER
WYNNE &
WILSON**

AN INDIVIDUAL EXTENDED, 1950'S, SEMI DETACHED HOUSE SET BACK FROM THE ROAD IN A MOST APPEALING POSITION, 150 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Reception Hall, Sitting Room, Living Room, Kitchen/Dining/Family Room, Utility Room, Shower Room, Landing, Four Double Bedrooms, Bathroom 5/Office (plumbing for ensuite bathroom), Bathroom, Separate W/C, Second Floor; Office/Playroom, Oil Central Heating, uPVC Double Glazed Windows, Blocked Paved Parking for four cars, Wraparound block paved terrace and yard, South East Facing Garden.



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DESCRIPTION

An impressive semi detached house of brick construction under a tiled roof, approached over a block paved path. Dating originally from 1953, the house has been tastefully extended, modified and improved through the years and combines both traditional features with a layout well attuned to modern day family life. It has been a much loved family home for over twenty years. The house extends to about 1,950 square feet (gross internal) and all this a stones throw from Audlem village centre.

Outside, there is plenty of useful block paved storage space to the side and a 40ft x 40ft garden with large blocked paved terrace to the rear.



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LOCATION & AMENITIES

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 chemist, butchers, local co-operative store, health centre, modern primary school, café, three public houses and a wide variety of community activities. Nantwich, a thriving market town, is situated seven miles North of Audlem, has comprehensive retail, leisure and commercial facilities. The house lies in the catchment area of Brine Leas Secondary School/BL6 Sixth Form.

Crewe main line railway station offers a direct service to London Euston (90 minutes), Junction 16 of the M6 motorway is 12 miles distance. Crewe 11 miles, Whitchurch 8 miles, Stoke on Trent 17 miles, Chester 29 miles, Liverpool and Manchester 45 miles.

DIRECTIONS

From Nantwich proceed along the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for about 6.5 miles into the village and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Power point.

RECEPTION HALL

13'7" x 7'3" plus recess

Understairs cloaks store, oak floor, shelf, radiator.

SITTING ROOM

15'6" into bay x 7'9"

Double glazed bay window to front and double glazed window to side, radiator.

LIVING ROOM

14'6" into bay x 11'10"

A fireplace with tiled hearth, oak mantle and wood burning stove, double glazed bay window, shelving, radiator.



KITCHEN/DINING/FAMILY ROOM

22'10" x 19'7"

An excellent range of painted solid timber units comprising floor standing cupboard and drawers with timber worktops, breakfast bar, Belfast sink, integrated dishwasher, Rangemaster cooker with extractor hood above, part tiled and oak floor, three double glazed picture windows, six double glazed Velux roof lights, double glazed bi folding doors to terrace, three designer radiators.

UTILTIY ROOM

12'0" x 7'10"

Tiled floor, plumbing for washing machine, double glazed window and door, wine cooler, shelving, Enviromax oil fired boiler, radiator.

SHOWER ROOM

7'2" x 5'2"

White suite comprising low flush W/C and hand basin, tiled shower cubicle with rain head shower and hand held shower, tiled floor, part tiled walls, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR SPLIT LANDING

Access to loft.

BEDROOM NO. 1

15'6" into bay x 11'8"

Wall to wall range of fitted oak wardrobes and drawers, double glazed bay window, radiator.

BEDROOM NO. 5

8'2" x 7'4"

Shelving, plumbing for ensuite, bathroom to No. 1, radiator.

BEDROOM NO. 2

11'3" x 10'5"

Built in wardrobe and shelving, radiator.

BATHROOM

8'8" x 6'8"

Part tiled walls, fully tiled around bath, white suite comprising panel bath with screen and Mira shower, pedestal hand basin, linen cupboard, tiled floor.



SEPARATE W/C

Low flush W/C, inset shelf, tiled floor.

BEDROOM NO. 3

14'2" x 7'8"

Fitted double wardrobe with cupboard above, radiator.

BEDROOM NO. 4

12'10" x 7'9"

Built in double wardrobe, cupboards above, radiator.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR

PLAYROOM/OFFICE

14'3" x 14'9" maximum 10'6" minimum

Laminate floor, two eaves storage cupboards, double glazed roof light, two radiators.

OUTSIDE

Block paved yard area to the side with timber constructed garden shed and oil tank. Open fronted SUMMER HOUSE 11'6" x 5'8" with flagged stone patio to the front. Exterior lighting, outside tap.

GARDENS

The front garden is lawned with specimen trees. The rear garden

extends to about 40ft x 40ft and is lawned with a raised border and large block paved terrace with dwarf brick wall surround.

SERVICES

Main waster, 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.

COUNCIL TAX

Band D.

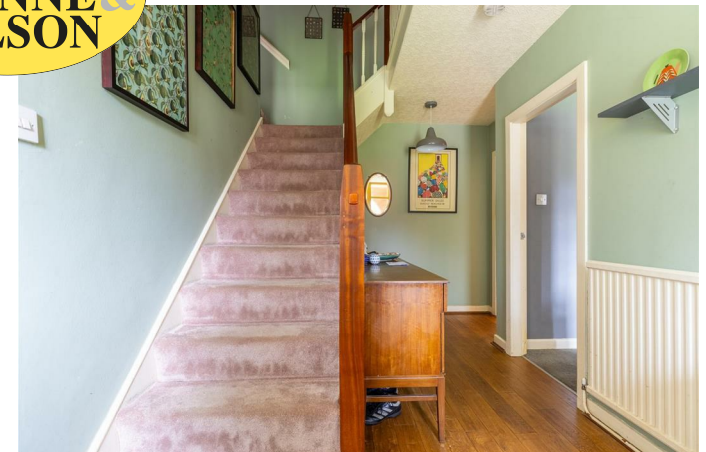
TENURE

Freehold with vacant possession upon completion.

VIEWING

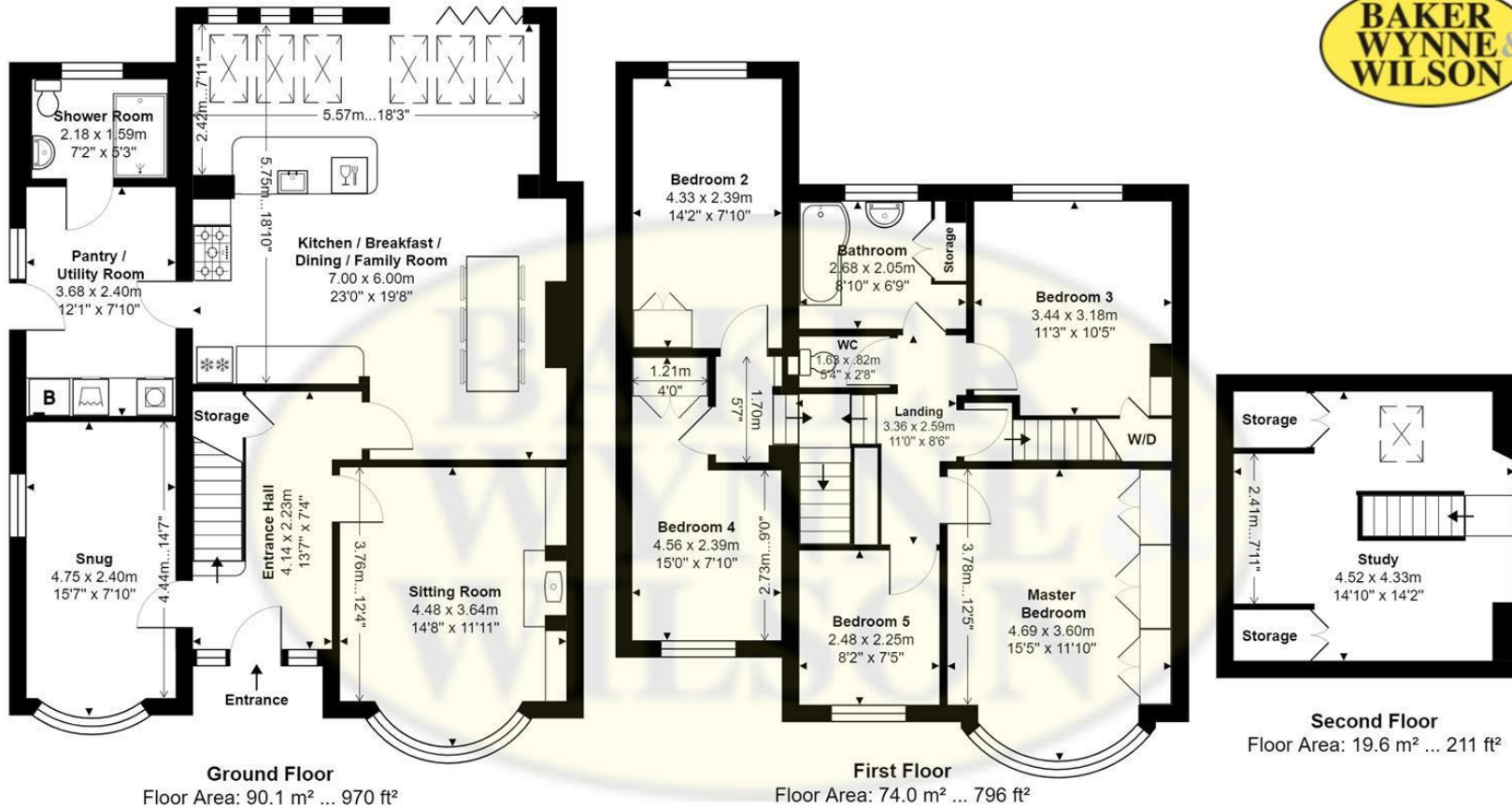
Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214
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21 CHESHIRE STREET, AUDLEM, CREWE, CHESHIRE, CW3 0AH

Approximate Gross Internal Area: 183.7 m² ... 1977 ft²

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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