



17 Broadways, Audlem, Cheshire, CW3 0EY

Guide Price £395,000

**BAKER
WYNNE &
WILSON**

AN INDIVIDUAL, CLEVERLY ENLARGED, DETACHED HOUSE OCCUPYING A PRIME ELEVATED POSITION WITH A WIDE REAR GARDEN ABUTTING A PLAYING FIELD AND ENJOYING FINE VIEWS TO THE FRONT TOWARDS THE VILLAGE, CHURCH AND COUNTRYSIDE BEYOND, 350 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room open to Dining/Kitchen, Sitting Room, Utility Room, Landing, Four good Bedrooms, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Garden Shed, Flagged Terrace, Patio and Yard, Gardens.

DESCRIPTION

This super detached house was built in 1975 by Gordon Fisher Homes of brick under a tiled roof and stands nicely back from the road approached over a concrete drive. It has been a well loved and much enjoyed family home over the last 17 years. The house has been comprehensively refurbished, reconfigured and enlarged. Our clients have invested in the house and gardens with many of the upgrades undertaken in recent years including a 2019 kitchen refurbishment and upgraded shower room this year.

LOCATION & AMENITIES

The house lies a 350 yard drive from the village centre and a footpath at the end of Sycamore Close leads to Cheshire Street and the 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 chemist, butchers, local co-operative store and health centre, modern primary school, restaurant, cafe, 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 (Ofsted Good).



APPROXIMATE DISTANCES

Nantwich 7 miles
Market Drayton 6 miles
Whitchurch 9 miles
Crewe 10 miles
Newcastle Under Lyme 14 miles
Stoke on Trent 15 miles
Shrewsbury 25 miles
Chester 26 miles
Main Line Station at Crewe (Manchester 40 minutes,
London Euston 90 minutes)
M6 Motorway (junction 16) 10 miles

DIRECTIONS

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

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

17'8" x 5'7"
Oak strip floor, uPVC double glazed entrance door, downstairs store, ceiling cornices, radiator.

CLOAKROOM

7'4" x 4'2"
White suite comprising low flush W/C and vanity unit with inset hand basin, panelled walls to dado, ceiling cornices, radiator.

GAMES ROOM/STUDY

16'2" x 7'4"
Oak strip floor, shelving, radiator.

LIVING ROOM

21'5" x 10'4"
Lotus log burning stove on raised stone hearth, ceiling cornices, radiator. Open to dining/kitchen.



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DINING/KITCHEN

24'7" x 10'3"

Excellent range of bespoke units comprising stainless steel one and half bowl sink unit in Quartz surround, floor standing cupboard and drawer units with Quartz worktops, dresser style units with oak worktop, boiling water tap, wall cupboards, integrated Beko dishwasher, Beko range style cooker (2024) with rangemaster extractor hood above, oak strip and vinyl flooring, inset ceiling lighting, ceiling cornices, spot light fitting, two radiators.

UTILITY ROOM

11'9" x 5'1"

Worcester oil fired central heating boiler, Velux double glazed roof light, tiled floor, uPVC door to rear, chrome radiator/towel rail.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Linen cupboard, access to loft.

BEDROOM NO. 1

12'2" plus wardrobes x 11'2"

Built in triple wardrobe with sliding doors (one mirrored), double glazed window, enjoying superb views towards Audlem church and countryside beyond, ceiling cornices, radiator.

BEDROOM NO. 2

13'6" x 8'6"

Ceiling cornices, radiator.

BEDROOM NO. 3

11'2" x 9'2"

Ceiling cornices, radiator.

BEDROOM NO. 4

10'5" x 7'2" plus 3'7" recess

Built in wardrobe, double glazed window enjoying superb views towards Audlem church and countryside beyond, ceiling cornices, radiator.

SHOWER ROOM

7'2" x 7'2"

White suite comprising low flush W/C and vanity unity with inset hand basin, 5'8" tiled shower cubicle with screen and rain head shower and hand held shower, part tiled walls, designer radiator.

OUTSIDE

Parking space to the front for two cars, timber constructed garden shed. Outside tap. Exterior lighting. Large flagged terrace, patio and yard area.

GARDENS

The front garden is lawned. The rear garden extends to a minimum width of 50 feet is lawned with borders and enjoys open views over a playing field.

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.

COUNCIL TAX

Band D.

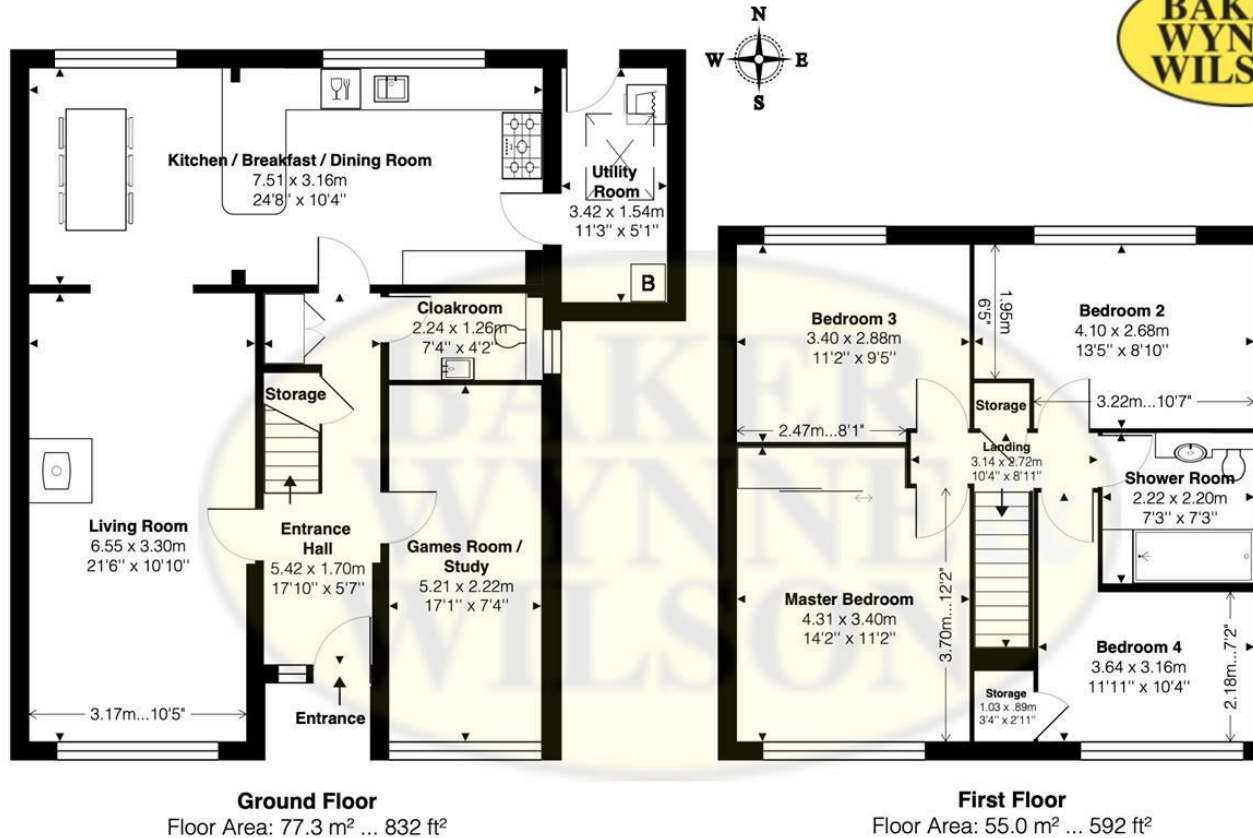
VIEWING

By appointment with Baker Wynne and Wilson
012370 625214
B745-24





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17 BROADWAYS, AUDLEM, CREWE, CHESHIRE, CW3 0EY

Approximate Gross Internal Area: 132.2 m² ... 1423 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. 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		73
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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