



Dunlin, 25A Whitchurch Road, Audlem, Cheshire, CW3 0EE
Guide Price £300,000

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AN ATTRACTIVE SEMI DETACHED BUNGALOW, SET NICELY BACK FROM THE ROAD, WITH A LARGE SOUTH FACING REAR GARDEN OVERLOOKING A SMALL PADDOCK, 450 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Reception Hall, Living Room, Conservatory, Kitchen, Two Double Bedrooms, Shower Room, uPVC Double Glazed Windows, Storage Heaters, Brick Garage, Car Parking Space, Gardens. About 0.19 of an acre.

DESCRIPTION

This semi detached bungalow was built in the 1960's of brick under a tiled roof and is approached over a block paved drive. Offered for sale with no ongoing chain and providing great potential the bungalow is a brilliant opportunity coming to the market for the first time in many years. It requires modernisation but because of its location and size of garden any renovation or extension would be well worth while.



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LOCATION & AMENITIES

The bungalow occupies an enviable position on the edge of the village. Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its fine church, which dates back to 1279. It provides a number of local shops including chemist, butchers, local co-operative store, and an award winning independent newsagent/general store, health centre, modern primary school, three cafes/restaurants, three public houses and a wide variety of community activities.

APPROXIMATE DISTANCES

Nantwich 7 miles

Crewe 10 miles

Market Drayton 6 miles

Newcastle under Lyme 14 miles

Shrewsbury 25 miles

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 into the centre of Audlem. With the church on your left, turn right, proceed for 450 yards and the bungalow is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

uPVC entrance door, Creda storage heater.



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LIVING ROOM

15'9" x 11'10"

Tiled fireplace, sliding double glazed patio windows to conservatory, Creda storage heater.

CONSERVATORY

uPVC double glazed windows and doors to rear garden, tiled floor.

KITCHEN

11'2" x 9'9"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, walls cupboards, integrated Belling oven and grill and Creda four burner ceramic hob unit with extractor hood above, plumbing for washing machine, built in pantry cupboard with shelving, built in cupboard, Creda storage heater.

BEDROOM NO. 1

12'9" x 11'9"

Creda storage heater.

BEDROOM NO. 2

11'3" x 9'6"

Creda storage heater.

SHOWER ROOM

7'10" x 7'0"

White suite comprising hand basin and low flush W/C, shower cubicle with seat and Mira Event shower, access to loft, cylinder and airing cupboard, fully tiled walls, electric heater.

OUTSIDE

Brick built tiled roof detached GARAGE

16'6" x 8'9" up and over door, concrete base. Garden shed, outside tap.

GARDENS

The front garden is lawned with conifers. The rear garden is extensively lawned with shrubs, conifers and specimen trees.

SERVICES

Mains water, electricity and drainage.

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.

COUNCIL TAX

Band C.

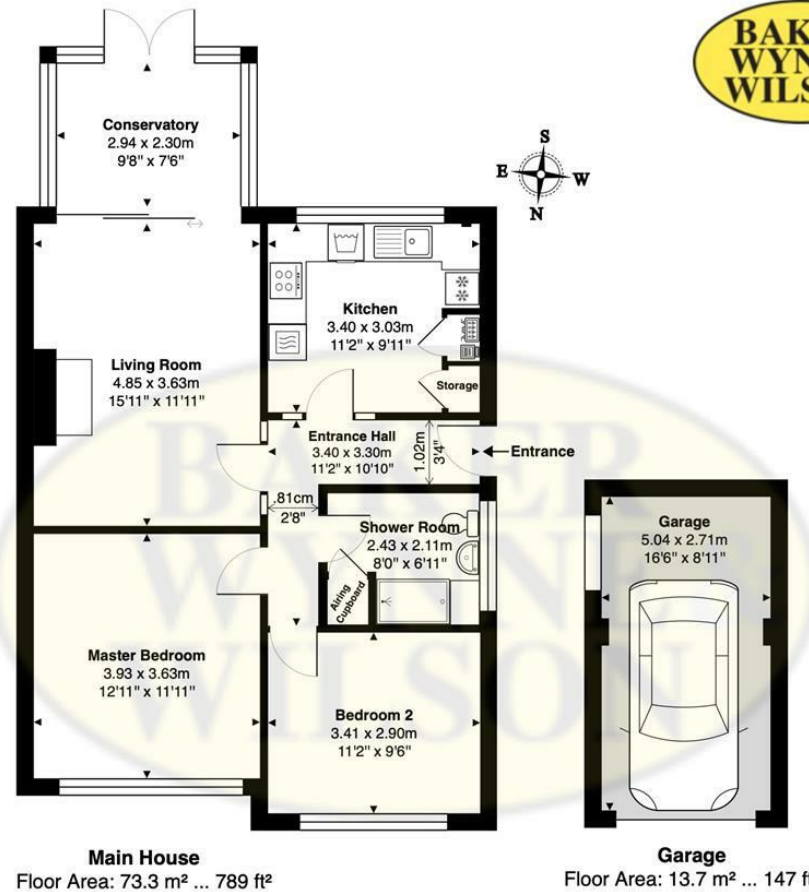
VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





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DUNLIN, 25A WHITCHURCH ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0EE

Approximate Gross Internal Area: 86.9 m² ... 936 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(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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