



FOR SALE
**BAKER
WYNNE &
WILSON**
01270 625 214 www.bakerwynneandwilson.com

2 Cotton Mews, Audlem, Cheshire, CW3 0JS
£215,000

**BAKER
WYNNE &
WILSON**

A CHARMING THREE BEDROOM, MEWS STYLE COTTAGE WITH A SOUTH WEST FACING GARDEN, 500 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Hall, Cloakroom, Living Room, Conservatory, Kitchen, Landing, Three Bedrooms, Bathroom, uPVC Double Glazed Windows, Electric Central Heating, Gardens, Designated Car Parking Space.

DESCRIPTION

This mid terrace of three was built in 2001 by Linden Homes of brick under a tiled roof and enjoys an attractive frontage. It is a first class Mews home that balances practicality with style and fine aesthetics. The property extends to about 850 square feet (gross internal) including the Conservatory.

LOCATION AND AMENITIES

The property occupies a convenient position about 500 yards from Audlem village centre. A footpath off Church View providing access via Churchfields and Stafford Street to the village centre. Audlem was mentioned in the Domesday book as Aldelime, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagents, dry cleaners, butchers, flower shop, two restaurant, cafe, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles and Manchester Airport 40 miles.

On the Educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem.

DIRECTIONS

From Nantwich proceed along London Road, (this becomes Audlem Road) for 6.3 miles, turn left in Broadways, continue for 200 yards, continue into Church View and Cotton Mews is located on the right hand side.

THE ACCOMMODATION COMPRISES:

(with approximate measurements)

ENTRANCE HALL

13'4" x 6'6"

Quarry tiled floor, ceiling cornices, radiator.

CLOAKROOM

5'10" x 2'10"

White suite comprising low flush W/C and hand basin, radiator.

LIVING ROOM

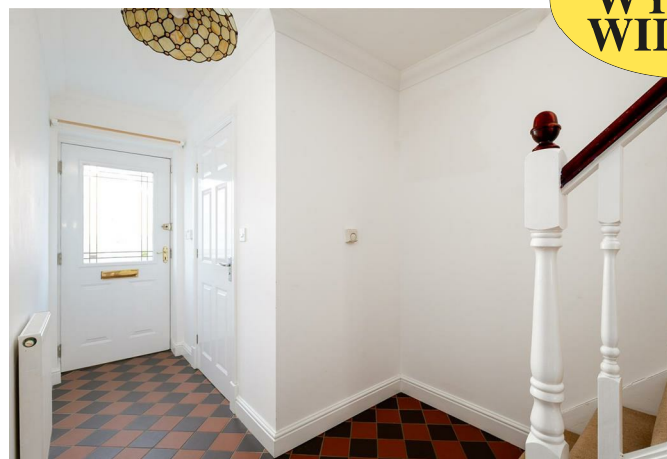
15'8" x 13'11"

Wood laminate floor, understairs cupboard, ceiling cornices, uPVC double glazed window and door to conservatory, radiator.

CONSERVATORY

11'6" x 6'3"

uPVC double glazed windows and door to garden.





KITCHEN

10'6" x 6'11"

Stainless steel 1½ bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner hob unit with extractor hood above, integrated dishwasher, freezer and refrigerator, spot lights, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

7'2" x 6'11"

Access to loft, radiator.

BEDROOM NO 1

11'10" x 11'6" maximum

Three built in wardrobes, two double glazed windows, ceiling cornices, cylinder and airing cupboard, electric central heating boiler, radiator.

BEDROOM NO. 2

10'7" x 6'10"

Spot light fitting, radiator.

BEDROOM NO. 3

7'4" x 6'9"

Radiator.

BATHROOM

6'10" x 6'4"

White suite comprising panelled bath with mixer shower unit, pedestal hand basin, low level WC, part tiled walls, shaver point, inset ceiling lighting, radiator.

OUTSIDE

Cottage style garden to the front with wicker fence. A 20ft block paved garden to the rear. Timber constructed garden shed. One designated car parking space in courtyard (see enclosed plan).

SERVICES

Mains water, electricity and drainage 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.

GROUND RENT

£150 per annum

Church Gate (Audlem) Residents Company Ltd.

COUNCIL TAX

Band C.

N.B.

i) The owner has a connection with Baker, Wynne & Wilson.

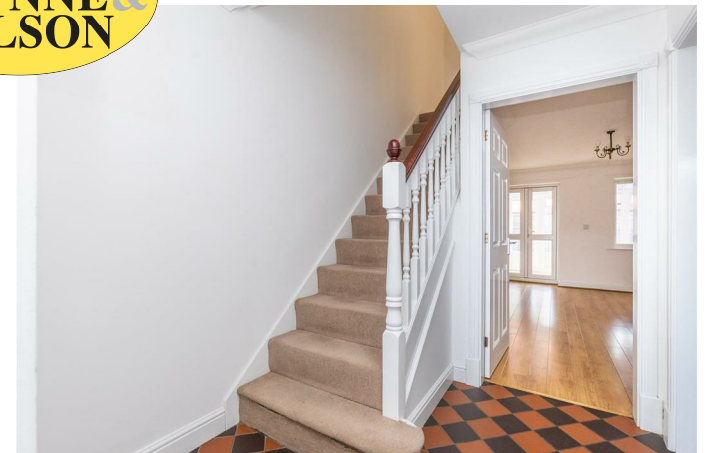
ii) The house been redecorated since the internal photographs were taken.

VIEWING

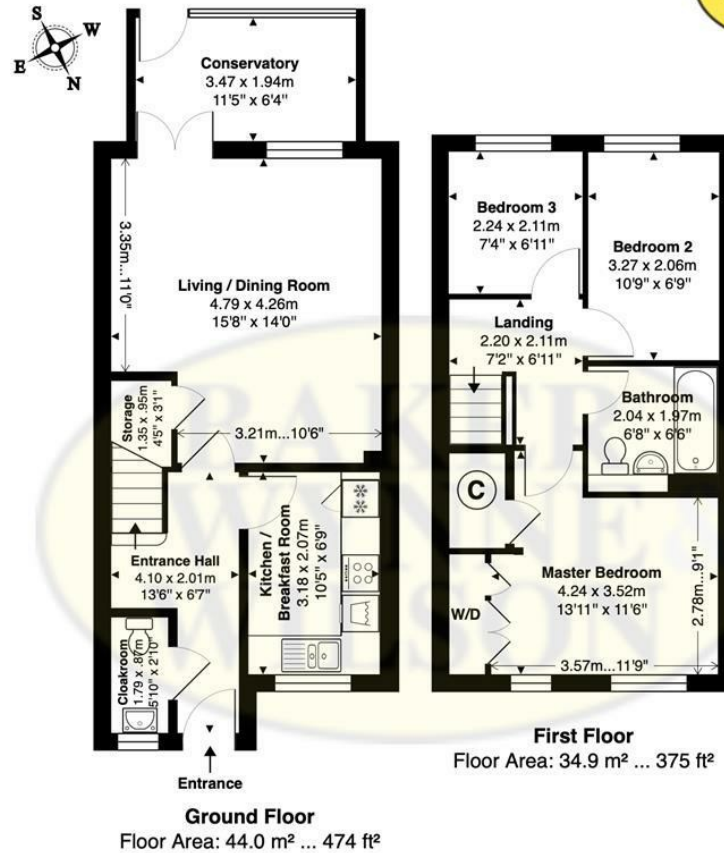
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).





**BAKER
WYNNE &
WILSON**



2 COTTON MEWS, AUDLEM, CREWE, CHESHIRE, CW3 0JS

Approximate Gross Internal Area: 78.9 m² ... 849 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

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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