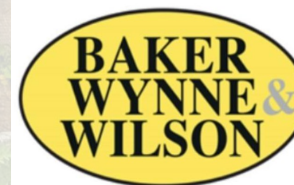




8 Crown Courtyard, Cheshire Street, Audlem, CW3 0NE
Offers Over £275,000



In association with



A FANTASTIC AND MOST APPEALING TWO STOREY MEWS STYLE HOUSE WITH A SOUTH WEST FACING GARDEN, IN A LOVELY COURTYARD SETTING IN THE HEART OF THE VILLAGE.

SUMMARY

Entrance Hall, Reception Hall, Cloakroom, Living Room, Garden Room, Kitchen/Breakfast Room, Landing, Bedroom No. 1, Shower Room, Bedroom No. 2 with Ensuite Shower Room, uPVC Double Glazed Windows, LPG Central Heating, 25 foot South West facing flagged garden, two car parking spaces.



DESCRIPTION

Enjoying a terrific location in the centre of the village this well presented Mews style house was built by KMT Developments in 1994 of brick under a tiled roof. This gated development, in the grounds of the former Crown Hotel, a grade II listed building, has become a much admired group of housing. The accommodation, on two floors only, has been modernised and enlarged in recent years and offers a light living space in an enviable village setting. The accommodation extends to about 915 square feet and enjoys the benefits of LPG central heating and uPVC double glazed windows.



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LOCATION & AMENTIES

8 Crown Courtyard is tucked away in a lovely position right in the heart of the village. Audlem was mentioned in the Domesday book as Audelime, 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, newsagent, dry cleaners, butchers, flower shop, two restaurants, 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 about 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. There are two 18 hole golf courses at nearby Whitchurch.

DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem, and Crown Courtyard is situated on the right hand side, just before the church on your left.

www.bakerwynneandwilson.com



ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

9'6" x 3'9"

Inset matwell, composite entrance door.

RECEPTION HALL

7'8" x 4'10"

Inset ceiling lighting, radiator.

CLOAKROOM

7'8" x 3'10"

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

LIVING ROOM

18'4" plus stair recess x 11'4"

Double glazed window, double glazed French windows to garden room, understairs store, inset ceiling lighting, two radiators.

GARDEN ROOM

10'10" x 8'6"

Double glazed bi folding windows and double glazed sliding windows to garden, shelving.

KITCHEN/BREAKFAST ROOM

11'4" x 7'7"

Stainless steel one and half 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, radiator.

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

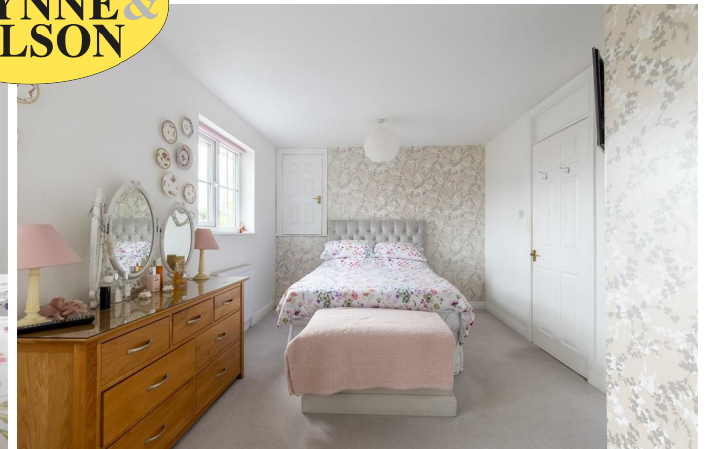
10'2" x 2'8"

Access to loft.

BEDROOM NO. 1

17'6" x 9'10"

Fitted furniture comprising two double wardrobes, cupboards and drawers, linen cupboard housing LPG



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gas central heating boiler, two double glazed windows, two radiators.

SHOWER ROOM

9'0" x 5'9"

White suite comprising low flush W/C and pedestal hand basin, walk in tiled shower cubicle with shower, mirror fitting, radiator.

BEDROOM NO. 2

11'2" x 9'0"

Fitted shelving, radiator.

ENSUITE SHOWER ROOM

Pedestal hand basin, tiled shower cubicle with Triton shower, mirror fitting.

OUTSIDE

Two car parking spaces. Outside tap. Pedestrian access from rear garden to car park.

GARDEN

The 25 foot South West facing garden is flagged.

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

Long Leasehold 999 years from 1994.

MANAGEMENT CHARGE

There is a minimal management charge.

Crown Mews (Audlem)

Management Company Limited.

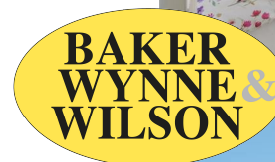
COUNCIL TAX

Band D.

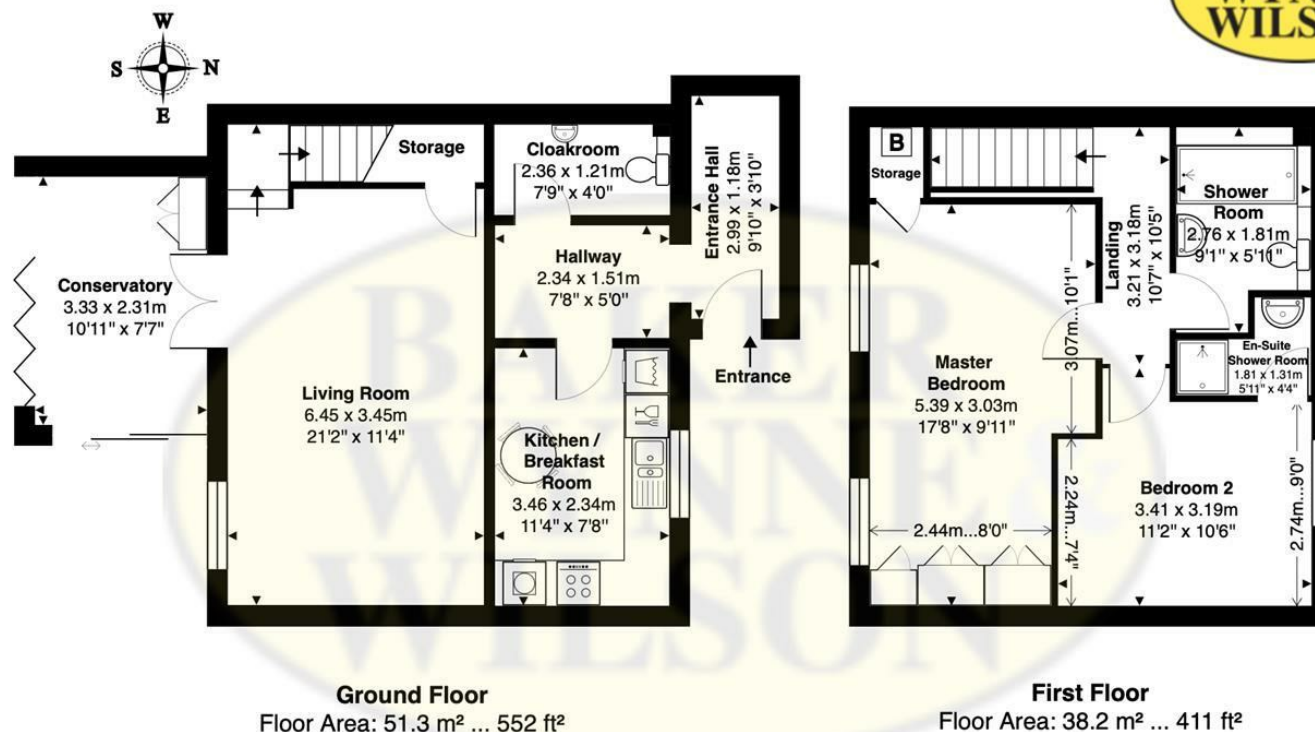
VIEWINGS

By appointment with Baker Wynne & Wilson

01270 625214







8 CROWN COURTYARD, CHESHIRE STREET, AUDLEM, CREWE, CHESHIRE, CW3 0NE

Approximate Gross Internal Area: 89.5 m² ... 963 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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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