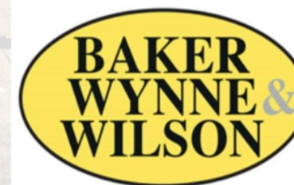




6 Armstrong Close, Audlem, Crewe, CW3 0EB

Guide Price £385,000



In association with



A WELL PRESENTED, LATE 1960's, DETACHED HOUSE WITH A SOUTH WEST FACING GARDEN AND PLENTY OF PARKING, TUCKED AWAY AT THE END OF A SMALL CUL DE SAC, A STONES THROW FROM AUDLEM VILLAGE CENTRE AND AMENITIES

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Play Room/Study, Living Room, Dining Room, Conservatory, Office, Kitchen, Utility Room, Landing, Four Good Bedrooms, Bathroom, Integral Store, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.



**BAKER
WYNNE &
WILSON**



DESCRIPTION

This detached house was built in 1969 by Cape Homes of brick under a tiled roof and is approached over a imprinted concrete drive. The house has been reconfigured and enlarged in recent years and is now offered with no chain.

The house itself is a well balanced home that can be immediately moved into and enjoyed whether a growing family, a professional couple or those seeking to downsize into a village location, this house provides something really positive.

Externally there is off road parking and gardens which give great options with regards following the sun and utilising the plot to suit individual purposes.



LOCATION & AMENITIES

6 Armstrong Close is located about 250 yards from Audlem village centre. Audlem is an attractive country village and provides a number of local shops including chemist, butchers, local cooperative store and newsagents, health centre, three churches, modern primary school, café, restaurant, three public houses and a wide variety of community activities. The property is well placed for schools and is in the catchment area of Brine Leas Highschool/BL6 sixth form.

APPROXIMATE DISTANCES

Nantwich 7 miles, Crewe 9 miles, Newcastle under Lyme 14 miles, Chester 26 miles, Shrewsbury 25 miles, Mainline station in Crewe (Manchester 40 minutes, London Euston 90 minutes) 9 miles, M6 (junction 16) 12 miles.

DIRECTIONS

From Nantwich proceed along the A529 over the level crossings into Wellington Road (this becomes Audlem Road) proceed for 6.5 miles into the centre of Audlem, with the church on your left and turn right, proceed for 200 yards, over the canal bridge, turn right into Tollgate Drive, first right into Armstrong Close and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Quarry tiled floor, uPVC entrance door and window.

PLAYROOM/STUDY

16'1" x 7'6"

Two double glazed windows, meter cupboard, shelving, radiator.

RECEPTION HALL

8'9" x 8'3"

Understairs store, radiator.



CLOAKROOM

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

LIVING ROOM

17'1" x 11'6"

Double glazed picture window, three single wall lights, open to dining room, two radiators.

DINING ROOM

9'6" x 8'6"

Sliding double glazed doors to conservatory, radiator.

CONSERVATORY

12'6" x 9'8"

Brick base, double glazed windows with blinds, double glazed French windows to rear garden, fan/light, two radiators.

OFFICE

11'6" x 10'0"

Floor standing cupboard and drawer units, Dimplex electric heater.

KITCHEN

10'4" x 8'6" plus recess

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Indesit oven and four burner ceramic hob unit with extractor hood above, radiator.

UTILITY ROOM

8'4" x 4'6"

Stainless steel sink unit, cupboard under, door to rear, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Cylinder and airing cupboard, access to loft.

BEDROOM NO. 1

12'6" x 9'8"

Built in wardrobe, radiator.

BEDROOM NO. 2

9'6" x 8'8"

Built in cupboard, radiator.



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BEDROOM NO. 3

9'6" x 8'6"

Built in wardrobe, radiator.

BEDROOM NO. 4

8'6" x 8'3"

Radiator.

BATHROOM

7'2" x 5'6"

White suite comprising panel bath with Triton shower over, pedestal hand basin and low flush W/C, fully tiled walls, shaver point, radiator.

OUTSIDE

Integral store 5'1" x 10'4" up and over door. Car parking and turning area. Oil fired central heating boiler. Exterior lighting. Outside power points. Outside taps.

GARDENS

The gardens extend to the front, side and rear. They comprise; a circular lawn, specimen trees, shrubs and a gravel seating area with water feature.

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.

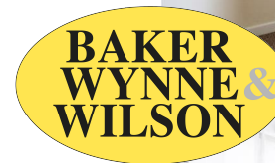
COUNCIL TAX

Band D.

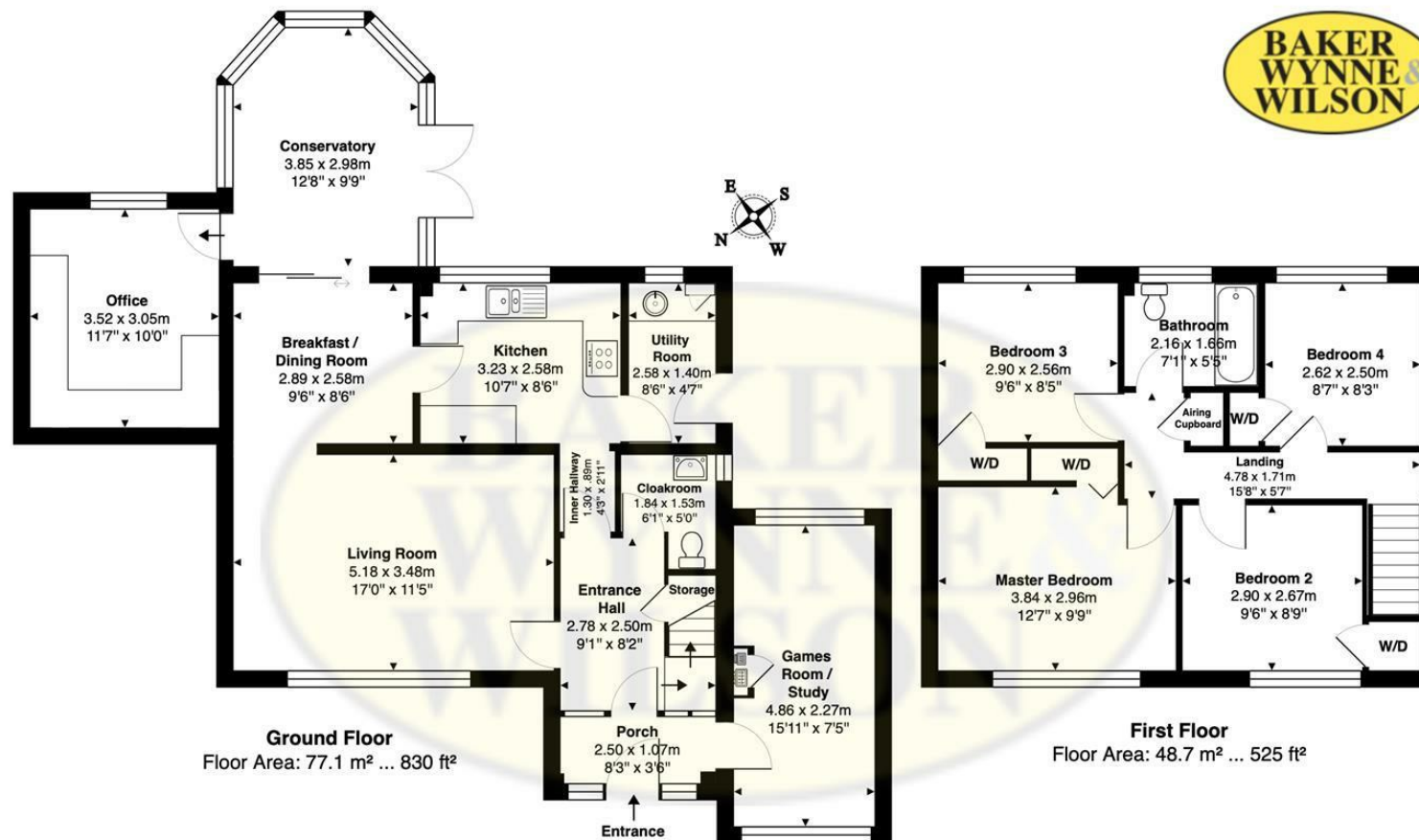
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214







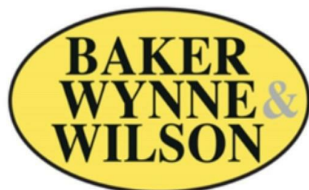
6 ARMSTRONG CLOSE, AUDLEM, CREWE, CHESHIRE, CW3 0EB

Approximate Gross Internal Area: 136.6 m² ... 1470 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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