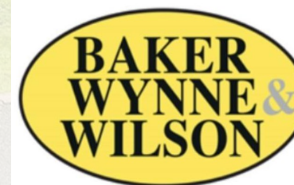




6 Well Field Way, Hankelow, Crewe, CW3 0FP

Guide Price £279,500



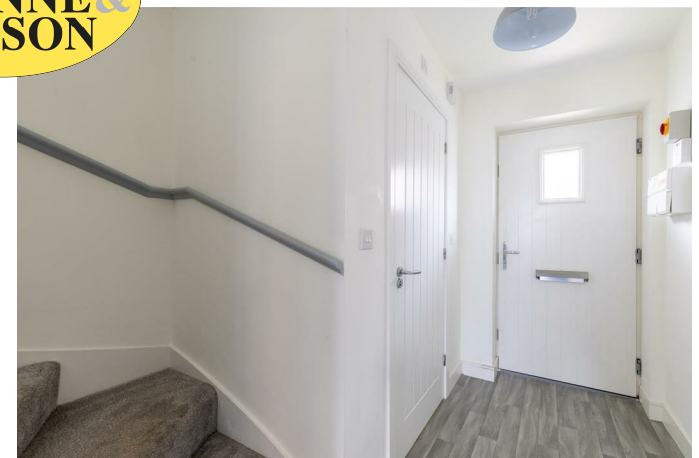
In association with



AN IMPRESSIVE SEMI-
DETACHED HOUSE SUPERBLY
SITUATED ON A SMALL VILLAGE
DEVELOPMENT SURROUNDED
BY OPEN COUNTRYSIDE, TWO
MILES FROM AUDLEM

SUMMARY

Entrance Canopy, Entrance Hall,
Cloakroom, Living Room, Kitchen,
Landing, Two Double Bedrooms,
Bathroom, uPVC Double Glazed
Windows, LPG Gas Central
Heating, Parking for Two Cars,
Gardens to front, side and rear.



DESCRIPTION

This smart semi-detached house was built in 2019 by Heyford Homes of brick under a tiled roof on the site of the former Lodge Farm. The development, approached over a sweeping private tarmac drive has green spaces and a playground.

On the ground floor it has an open plan layout and is particularly well lit. At first floor level there are two good double bedrooms, one enjoying views over countryside, and a family bathroom with bath and shower.

Offered with no chain this home would suit young couples, single professionals or those seeking to downsize.



LOCATION & AMENITIES

Well Field Way is situated in the hamlet of Hankelow with a chapel, duck pond and the White Lion Pub/Restaurant, about 5 miles South of Nantwich. Nantwich has a choice of shopping facilities, social amenities and schools, as well as sporting facilities.

The larger village of Audlem is about two miles. Audlem caters for daily needs with local co-operative store, newsagent, dry cleaners, butchers, flower shop, two restaurants, cafe, three public houses, a medical centre and a fine Church.

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 sporting facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses nearby at Whitchurch.

DIRECTIONS

To find the property take the A529 from Nantwich for about five miles into Hankelow, turn right, before the village green, into Well Field Way and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE CANOPY

ENTRANCE HALL

9'8" x 7'10" overall

Composite entrance door, wood laminate floor, radiator.

CLOAKROOM

White suite comprising low flush



W/C and pedestal hand basin, wood laminate floor, radiator.

LIVING ROOM

17'4" x 15'6"

Two double glazed windows, double glazed French windows to rear garden, understairs store, open to kitchen, two radiators.

KITCHEN

11'8" x 8'10"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, range of integrated Zanussi appliances comprising oven and grill with extractor hood above, dishwasher and refrigerator/freezer, integrated washing machine, pantry cupboard, inset ceiling lighting, tiled floor, Ideal Logic LPG central heating boiler.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING
Access to loft, radiator.

BEDROOM NO. 1

17'4" x 8'8"

Range of wall to wall fitted wardrobes with sliding mirrored doors, fitted cupboard/wardrobe, two double glazed windows enjoying views over the rear garden and countryside beyond, radiator.

BEDROOM NO. 2

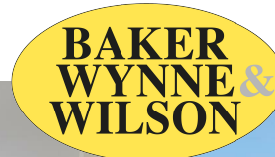
17'4" x 8'8"

Two double glazed windows, fitted storage cupboard, radiator.

BATHROOM

9'4" x 6'9"

White suite comprising panel bath, pedestal hand basin, low flush W/C, tiled shower cubicle with shower, fully tiled around bath, shaver point,



bathroom cabinet with mirrored door, chrome radiator/towel rail.

OUTSIDE

Block paved parking space for two cars. OHME car charging point. Exterior lighting. Outside tap.

GARDENS

Small front garden. The rear garden is lawned with specimen trees, border, flagged patio and path. The side garden enjoys a South Westerly aspect and is lawned with a flagged seating area.

SERVICES

Mains water and electricity.
Private 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.

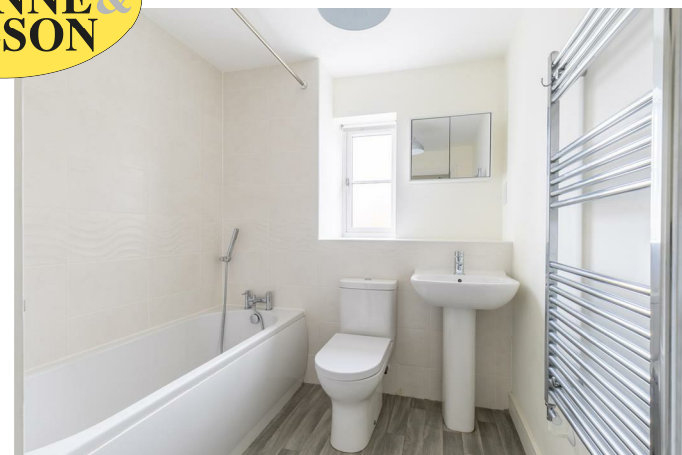
Service Charge about £540 per annum. Management Company: Well Field Way Management Company Ltd (No. 11436001)

COUNCIL TAX

Band C.

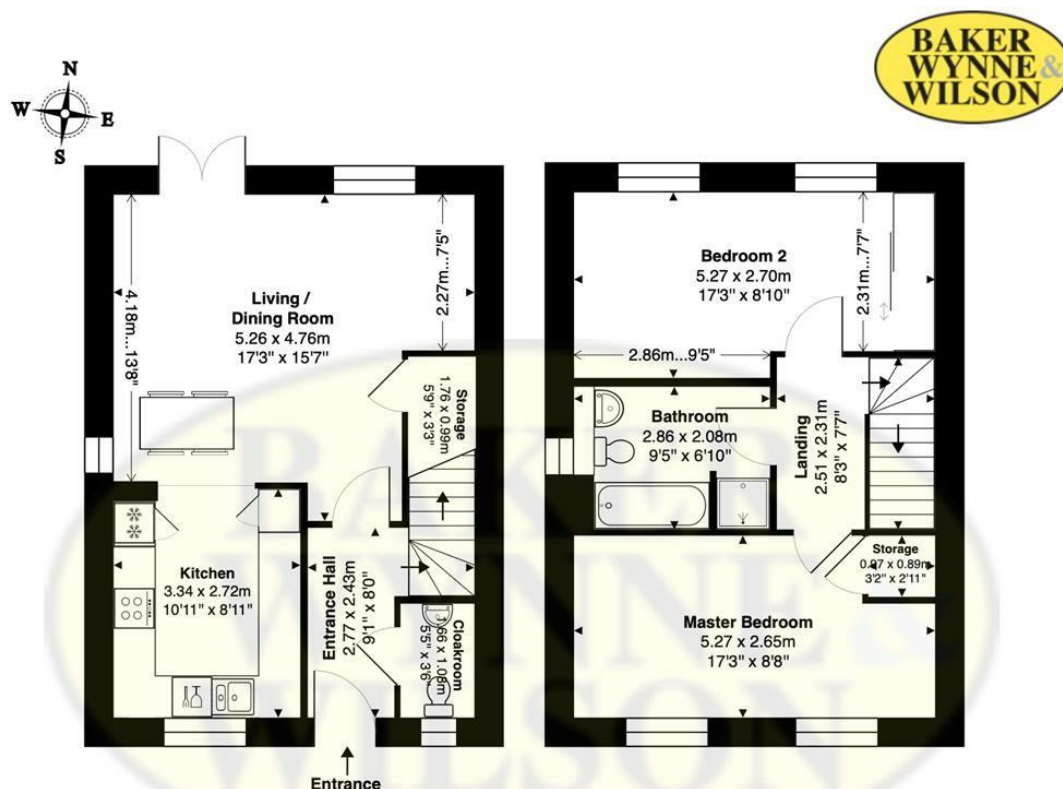
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214



**BAKER
WYNNE &
WILSON**





Ground Floor
Floor Area: 40.1 m² ... 432 ft²

First Floor
Floor Area: 40.3 m² ... 434 ft²

6 WELL FIELD WAY, HANKELow, CREWE, CHESHIRE, CW3. 0FP

Approximate Gross Internal Area: 80.5 m² ... 866 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		
(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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