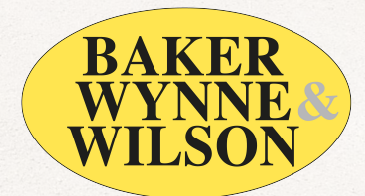




Parkfield View, Woore Road, Buerton, Crewe, CW3 0DG  
Offers Over £465,000



A SUBSTANTIAL, INDIVIDUAL, PARTICULARLY SPACIOUS DETACHED BUNGALOW, TUCKED AWAY IN A LOVELY SOUTH FACING GARDEN SETTING, TWO MILES FROM AUDLEM VILLAGE CENTRE.

## SUMMARY

Entrance Porch, Reception Hall, Dining Room, Living Room, Study, Kitchen/Breakfast Room, Rear Hall, Cloakroom, Master Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Integral Garage, Car Parking Space, South Facing Rear Garden

## DESCRIPTION

Parkfield View was built in 1980 by Miles Williams, a local builder of repute, of brick under a tiled roof and is approached over a tarmacadam drive. This is an exceptionally rare buying opportunity within Buer-ton being ideal for those who want a large detached true bungalow set in a most attractive established garden setting. The principal rear garden faces South.

Internally the layout is excellent. There are two well proportioned reception rooms, a study, kitchen/breakfast room, three double bedrooms and two bathrooms.

## LOCATION AND AMENITIES

The property lies 2 miles from Audlem village centre. Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including a chemist, butchers, local Co-operative store and Health Centre, three cafés, two public houses and a wide variety of community activities. The village has a good Ofstead rated primary school and is within the catchment area of the good Ofstead rated Brine Leas School/BL Sixth Form College.



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## APPROXIMATE DISTANCES

Nantwich 7 miles, Market Drayton 7 miles, Crewe 11 miles, Newcastle-Under-Lyme 14 miles, Stoke-on-Trent 15 miles, Chester 26 miles, Shrewsbury 25 miles. Intercity Rail Network at Crewe (London, Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) 11 miles.

## DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road) proceed for 6.5 miles into the village of Audlem. With the church on your left hand side, turn left and proceed for 2 miles, turn left by the flag pole, proceed for 100 yards, turn left and the property is located immediately on the left hand side.

## THE ACCOMODATION COMPRISES

With approximate measurements

### ENTRANCE PORCH

Quarry tiled floor

### RECEPTION HALL

Cylinder and airing cupboard, built in cupboard, access to part boarded and insulated loft with light, radiator

### LIVING ROOM

14'8" x 15'8"

Tiled fireplace, sliding double glazed patio doors to rear garden, two radiator

### STUDY

9'6" x 6'4"

Hand basin, radiator

### DINING ROOM

14'9" x 9'9"

Double doors to living room, ceiling cornice, two radiators



## KITCHEN/BREAKFAST ROOM

14'9" x 10'9"

Stainless steel double drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill and four burner hob unit, extractor hood above, radiator

## REAR HALL

9'5" x 7'4"

Tiled floor, uPVC door to rear, door to garage, Firebird oil fired central heating boiler

## CLOAKROOM

White suite comprising low flush WC and hand basin

## MASTER BEDROOM

16'9" x 13'9"

Two double glazed windows, radiator

## ENSUITE SHOWER ROOM

6'9" x 6'3"

White suite comprising low flush WC and pedestal hand basin, tiled shower cubicle with shower, part tiled walls, tiled floor, radiator

## BEDROOM NO.2

15'3" x 10'9"

Radiator

## BEDROOM NO.3

11'1" x 8'9"

Radiator

## BATHROOM

7'4" x 9'6"

White suite comprising panelled bath with mixer shower, pedestal hand basin, low flush WC, fully tiled around bath, wood laminate floor, radiator

## OUTSIDE

Integral GARAGE 18'5" x 9'2" power and light, double glazed window, up and over door.

Car parking space. Timber constructed garden shed 20'0" x 10'0".

Oil tank. Exterior lighting.

## GARDENS

The front garden is lawned with copper beech hedge. The rear garden is lawned with a paved patio, pergola, wisteria, honey suckle, roses, rhododendrons, a fine variety of specimen trees, herbaceous and flower borders

## SERVICES

Mains water and electricity. Septic tank 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

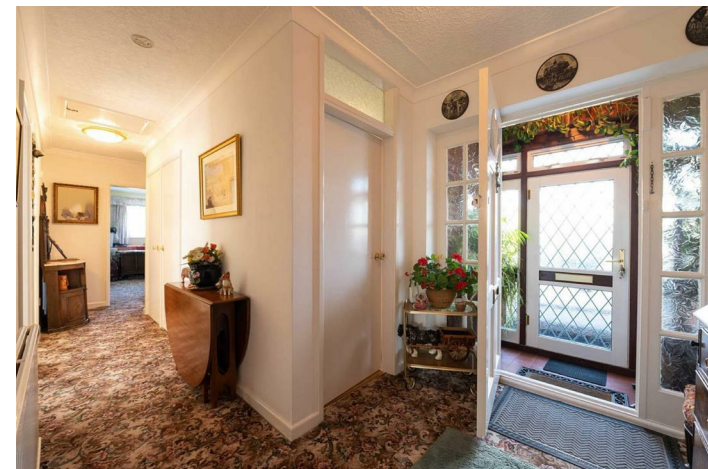
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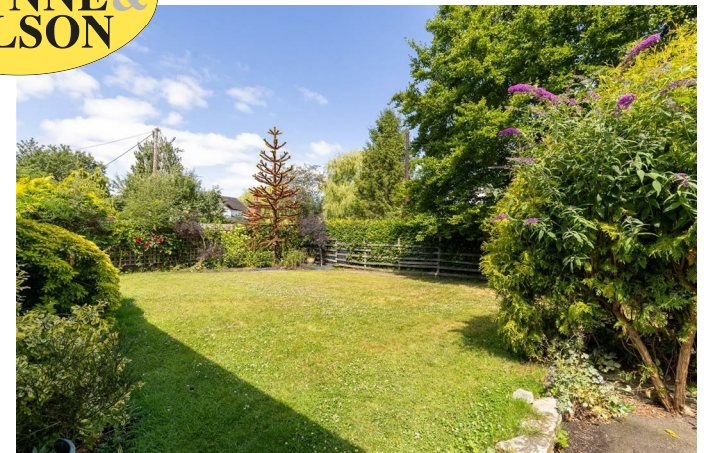
## COUNCIL TAX

Band G.

## VIEWING

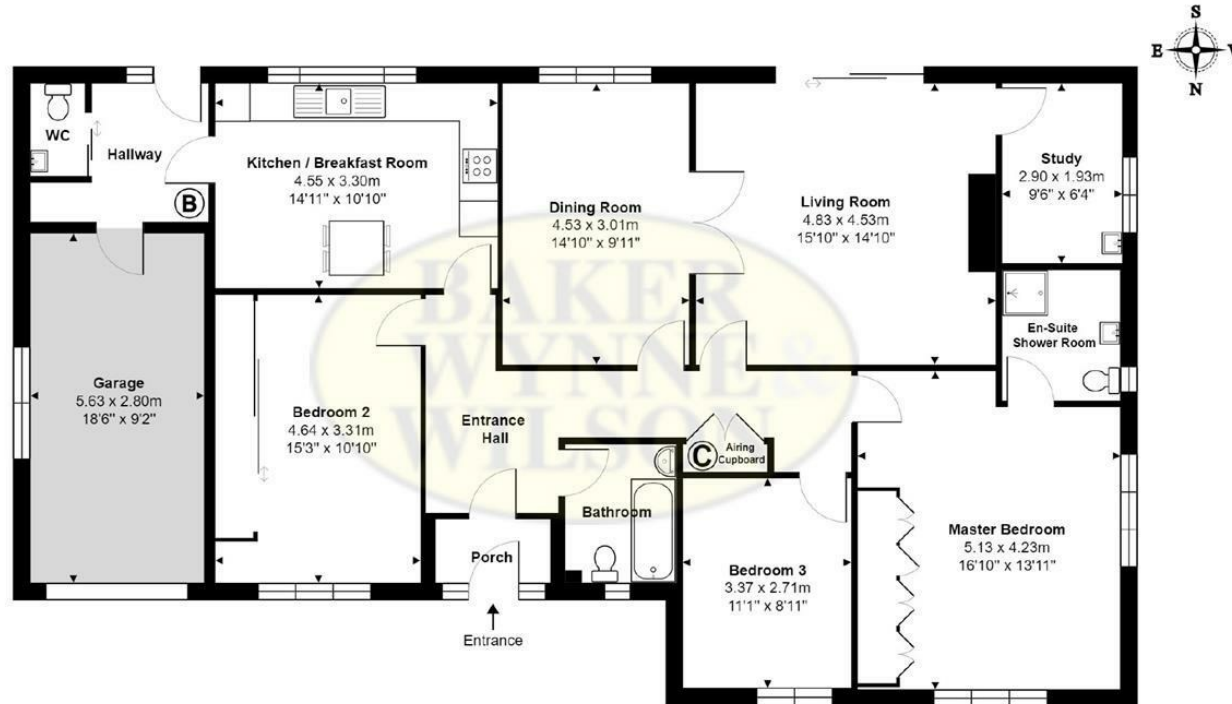
By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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PARKFIELD VIEW, WOORE ROAD, BUERTON, CHESHIRE, CW3 0DG



Approximate Gross Internal Area: 153.6 m<sup>2</sup> ... 1653 ft<sup>2</sup> (Includes Garage)  
While 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 Green House EPC Ltd 2021.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>92</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>55</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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