



6 McKelvey Way, Audlem, CW3 0FJ

Guide Price £395,000



in association with



6 McKelvey Way

Audlem, Crewe

A FANTASTIC, BEAUTIFULLY APPOINTED, DETACHED HOUSE IN A LOVELY SOUTH WESTERLY, LANDSCAPED, GARDEN SETTING, OCCUPYING AN ENVIABLE POSITION ON THE EDGE OF THE DEVELOPMENT, FRONTING CHESHIRE STREET, 700 YARDS FROM AUDLEM VILLAGE CENTRE

DESCRIPTION

The property was built in 2018 by Anwyl Homes of brick under a tiled roof and is approached over a tarmacadam drive. A former show home, it is one of only four houses in an enclave, fronting Cheshire Street, on the edge of the Heathfields Development. There are high ceilings throughout the ground floor and this adds a sense of space and style. In terms of layout and space design, it really is one of the best Anwyl designs - having three double bedrooms. It would suit a family, professional couples or those looking to downsize from a larger house who still want plenty of internal space.

LOCATION & AMENITIES

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. The sought after, award winning, village of Audlem caters for daily needs with local shops including newsagents/general store, chemist, butchers, local co-operative store, health centre, dry cleaners, modern primary school, two cafés, three public houses and a wide variety of community activities. The high school for Audlem is the well respected Brine Leas School/BL6 Sixth Form College.

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



6 McKelvey Way

Audlem, Crewe

APPROXIMATE DISTANCES

Nantwich 6 miles, Market Drayton 6 miles, Crewe 10 miles,
Newcastle Under Lyme 14 miles, Stoke on Trent 15 miles,
Shrewsbury 25 miles, Chester 26 miles, Intercity Rail Network at
Crewe (London Euston 90 minutes, Manchester 40 minutes), M6
Motorway (junction 16) 11 miles, Manchester Airport 40 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into
Wellington Road (this becomes Audlem Road), proceed for 6
miles, turn right into McKelvey Way, immediately right and the
property is on the left hand side.



SUMMARY

Entrance Porch, Entrance Hall, Living Room, Kitchen/Dining Room, Garden Room, Utility Room, Cloakroom, Landing, Master Bedroom with Dressing Area and Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Integral Garage, Calor Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Attractive Gardens.

ENTRANCE PORCH

ENTRANCE HALL

Composite entrance door, tiled floor.

LIVING ROOM

16' 8" x 11' 6" (5.08m x 3.51m)

Double glazed box bay window with blinds (to be found throughout the property), understairs store.

KITCHEN/DINING ROOM

17' 3" x 9' 7" (5.26m x 2.92m)

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Zanussi integrated oven and grill, five burner calor gas hob unit with extractor hood above, integrated dishwasher, refrigerator and freezer, double glazed window and double glazed French windows to garden, inset ceiling lighting.

GARDEN ROOM

9' 7" x 8' 9" (2.92m x 2.67m)

Constructed by Clearview in 2022. Tiled floor, double glazed window and French windows to garden.

UTILITY ROOM

6' 1" x 5' 6" (1.85m x 1.68m)

Stainless steel single drainer sink unit, cupboards under, composite door to side, plumbing for washing machine.

CLOAKROOM

6' 1" x 5' 6" (1.85m x 1.68m)

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

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Built in cupboard, access to loft.



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MASTER BEDROOM

14' 8" x 11' 10" (4.47m x 3.61m)

Dressing area with two built in double wardrobes with sliding mirrored doors.

ENSUITE SHOWER ROOM

8' 7" x 5' 9" (2.62m x 1.75m)

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, inset ceiling lighting, fully tiled walls.

BEDROOM NO. 3

11' 6" x 9' 1" (3.51m x 2.77m)

Built in double wardrobe with sliding mirrored doors.

BEDROOM NO. 2

14' 8" x 8' 2" (4.47m x 2.49m)

BATHROOM

8' 0" x 6' 2" (2.44m x 1.88m)

White suite comprising panel bath, pedestal hand basin and low flush W/C, half tiled walls, shaver point.

OUTSIDE

Integral GARAGE with up and over door, personal door, power and light, calor gas central heating boiler. Tarmacadam car parking and turning area. Exterior lighting. Car charging point.

GARDENS

The front garden is lawned with specimen trees. The rear garden enjoys a South Westerly aspect and is lawned with specimen trees, herbaceous and flower borders, flagged patio and a gravel seating area.

SERVICES

Mains water, electricity and drainage.



TENURE

Freehold. Management charge: About £21 per month.

COUNCIL TAX

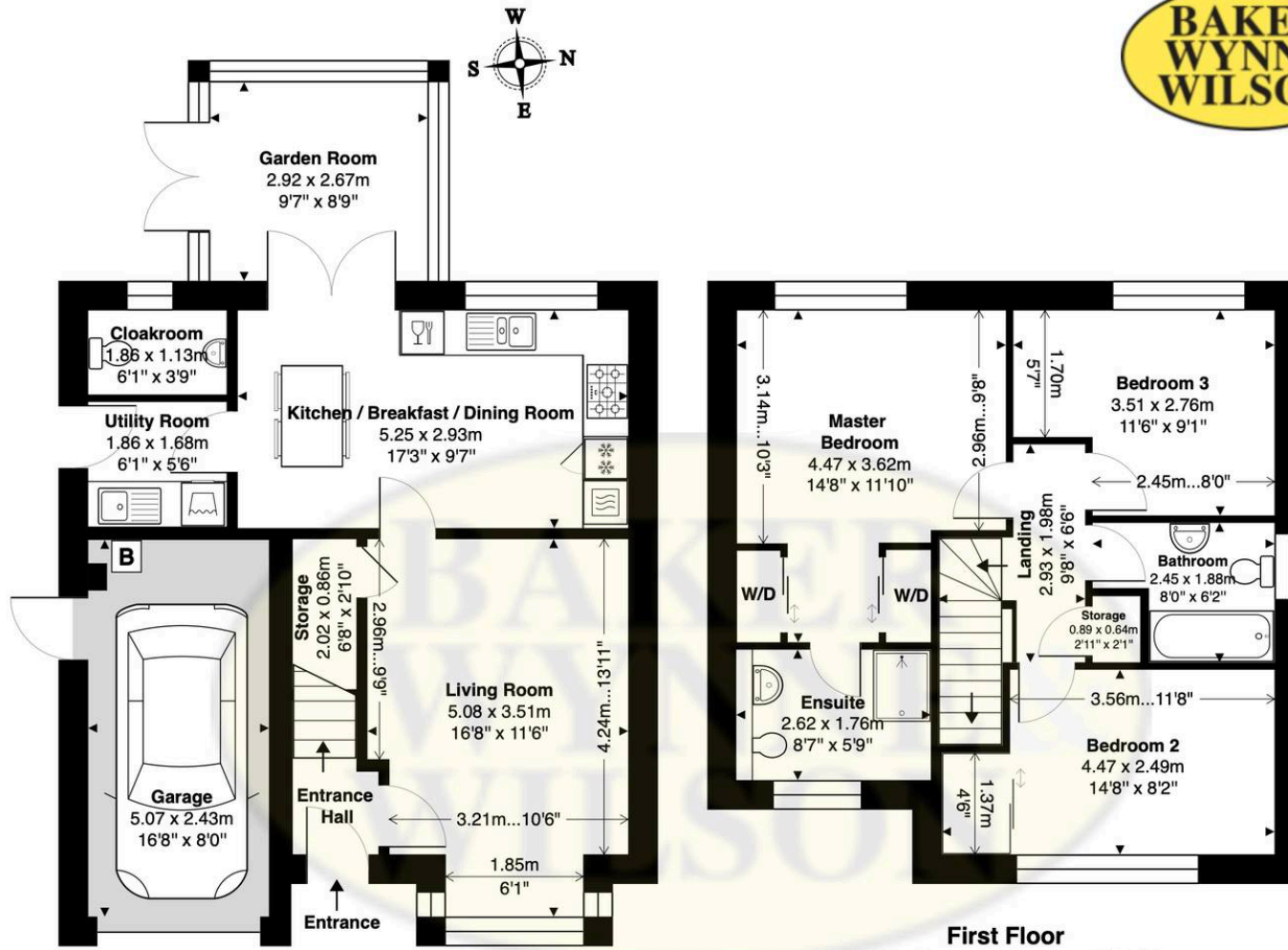
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VIEWINGS

By appointment with Baker, Wynne & Wilson.







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Approximate Gross Internal Area: 116.0 m² ... 1249 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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