



10 Church View, Audlem – CW3 0HN

Guide Price **£225,000**



in association with



10 Church View

Audlem, Crewe

A WELL MAINTAINED SEMI DETACHED HOUSE
PROVIDING AN EXCELLENT INVESTMENT OPPORTUNITY
OCCUPYING A SLIGHTLY ELEVATED POSITION IN A
SMALL CUL DE SAC, ABOUT 500 YARDS FROM AUDLEM
VILLAGE CENTRE

DESCRIPTION

The property, built in the 1980's of brick under a tiled roof is approached over a concrete drive. The house has been well maintained over the years. 10 Church View has been let to the current tenant for 18 years. Our clients much preferred option is to sell the house subject to the existing tenancy. The current rent paid is £703 per calendar month exclusive. However, the tenant is prepared to pay an increased rent of £850.

LOCATION & AMENTITIES

A footpath off Church View, provides an access via Churchfields and Stafford Street to the village centre. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, general store/newsagents, dry cleaners, butchers, flower shop, two restaurants, café, three public house 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 40 miles.



10 Church View

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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 in nearby Whitchurch (10 miles).

APPROXIMATE DISTANCES

Newcastle Under Lyme 13 miles, Market Drayton 6 miles, Shrewsbury 25 miles and Chester 26 miles.

DIRECTIONS

From Nantwich, take the A529 over the level crossing into Wellington Road (this becomes Audlem Road), proceed for 6.3 miles into Audlem, turn left into Broadways, continue for 200 yards into Church View and the property is located on the left hand side.



SUMMARY

Entrance Porch, Living Room, Kitchen/Breakfast Room, Conservatory, Landing, Two Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

ENTRANCE PORCH

LIVING ROOM

15' 1" x 13' 6" (4.60m x 4.12m)

Tiled fireplace.

KITCHEN/BREAKFAST/DINING ROOM

15' 1" x 8' 4" (4.60m x 2.54m)

Range of fitted units comprising floor standing cupboards and drawers with worktops, wall cupboards, stainless steel single drainer sink unit, integrated oven, four burner hob unit with extractor hood above, wood laminate floor lino.

CONSERVATORY

9' 4" x 7' 1" (2.85m x 2.16m)

LANDING

BEDROOM NO. 1

12' 0" x 11' 7" (3.66m x 3.53m)

BEDROOM NO. 2

10' 6" x 8' 5" (3.20m x 2.57m)

BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)

White suite comprising panel bath, vanity unit with inset hand basin and low level W/C, fully tiled walls.



OUTSIDE

Gravel car parking area to the side. Outside tap. Oil tank.
Garden Shed.

GARDENS

The front garden is lawned with shrubs. The rear garden is lawned with shrubs, specimen trees, willow and gravel seating area.

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold.

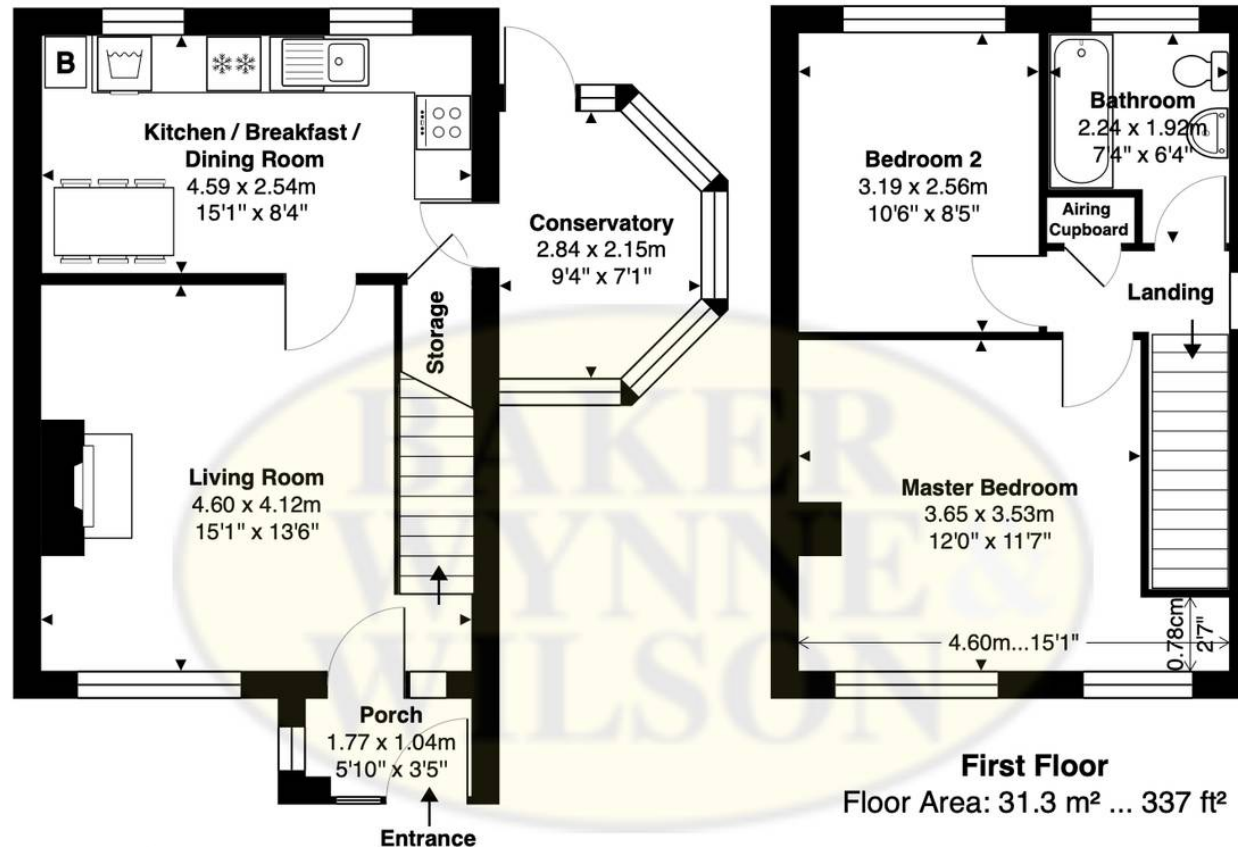
COUNCIL TAX

Band C.

VIEWINGS

By appointment with Baker, Wynne & Wilson.





10 CHURCH VIEW, AUDLEM, CREWE, CHESHIRE, CW3 0HN

Approximate Gross Internal Area: 71.1 m² ... 765 ft²

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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