

40 Whitchurch Road, Audlem - CW3 0EE

Guide Price **£375,000**

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

40 Whitchurch Road

Audlem, Crewe

AN INDIVIDUAL DETACHED BUNGALOW OF VAST POTENTIAL, ENJOYING A WIDE FRONTAGE TO WHITCHURCH ROAD AND WITH OPEN VIEWS OVER UNDULATING COUNTRYSIDE

This individual detached bungalow was built in 1960 by Moseley's of brick under a tiled roof and is approached over a tarmacadam drive. The bungalow comes to the market for the first time since 1996 and we recognise that it now requires capital expenditure to fully realise its potential. The chance to customise the layout and internal finishes offers a really special and rare opportunity in a wonderful location. With large gardens and an 80 foot frontage to Whitchurch Road the bungalow ideally lends itself to enlargement, subject to planning permission. The property is offered for sale with no ongoing chain. NB. Indicative plans have been prepared for a substantial enlargement under permitted development rights. A copy of the plan is incorporated within these particulars of sale.

LOCATION & AMENITIES

40 Whitchurch Road occupies a prominent position 450 yards from Audlem village centre. Audlem was mentioned in the Doomsday book as Aldelime, and Edward 1st granted a market charter in 1295. Audlem is on the Shropshire union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain.



40 Whitchurch Road

Audlem, Crewe

The River Weaver passes west of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagents, dry cleaners, butchers, flower shop, restaurant, café, three public houses 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. Manchester Airport 40 miles. On the Educational front, there is a primary school in Audlem (Ofsted Good) and the bungalow lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good).



SUMMARY
Reception Hall, Large Loft with window, Living Room open to Dining Room, Kitchen, Garden/Utility Room, Cloakroom, Two Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Parking Space for a number of vehicles, Double Garage, Gardens.

APPROXIMATE DISTANCES
Nantwich 7 miles, Crewe 10 miles, Market Drayton 6 miles, Newcastle under Lyme 14 miles, Shrewsbury 25 miles, M6 motorway (junction 16) 10 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 centre of Audlem. With the church on the left, turn right, proceed for 450 yards and the bungalow is located on the right hand side.

ACCOMMODATION
With approximate measurements comprises:

ENTRANCE PORCH
Quarry tiled floor.

RECEPTION HALL
Dimensions: 4.88m x 2.36m (16'0" x 7'9"). Inset matwell, radiator, foldaway ladder to LOFT measuring about 27'6" x 11'0" plus eaves with a window.

LIVING ROOM OPEN TO DINING ROOM
Dimensions: 7.14m x 5.44m overall (23'5" x 17'10" overall). Living Room 17'10" x 12'2" Dining Room 12'6" x 10'8" Briquette fireplace with Baxi grate tiled hearth and mantle, four double glazed windows, ceiling cornices, three radiators.







DINING ROOM
Dimensions: 3.81m x 3.25m (12'6" x 10'8"). Briquette fireplace with Baxi grate tiled hearth and mantle, four double glazed windows, ceiling cornices, three radiators.

KITCHEN
Dimensions: 3.43m x 3.30m (11'3" x 10'10"). Stainless steel single drainer sink unit, cupboards under, fitted cupboards and drawers, tiled floor, part tiled walls, radiator.

GARDEN ROOM/UTILITY
Dimensions: 5.33m x 4.42m maximum (17'6" x 14'6" maximum). Belfast sink, tiled floor, fitted shelving, three double glazed windows, hot and cold water, door to rear, Grant oil fired central heating boiler, radiator.

CLOAKROOM
High flush W/C.

BEDROOM NO. 1
Dimensions: 4.57m x 3.43m (15'0" x 11'3"). Bed light switch, two double glazed windows, radiator.

BEDROOM NO. 2
Dimensions: 3.71m x 2.95m (12'2" x 9'8"). Bed light switch, radiator.

BATHROOM
Dimensions: 2.49m x 2.29m (8'2" x 7'6"). Panel bath with Triton shower over, pedestal hand basin and low flush W/C, tiled around bath, tiled floor, mirror fitting, cylinder and airing cupboard, radiator/towel rail.

OUTSIDE
Brick built tiled roof detached DOUBLE GARAGE 18'6" x 18"'6" two up and over doors, power and light, personal door. Tarmacadam car parking area in front of the house and a further concrete parking area in front of the garage. Outside tap, oil tank.







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GARDENS
The front garden is lawned with copper beech hedgerow. The rear garden is lawned with borders and enjoys a lovely open aspect to the rear over rolling countryside.

SERVICES
Mains water, electricity and 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
Freehold with vacant possession on completion

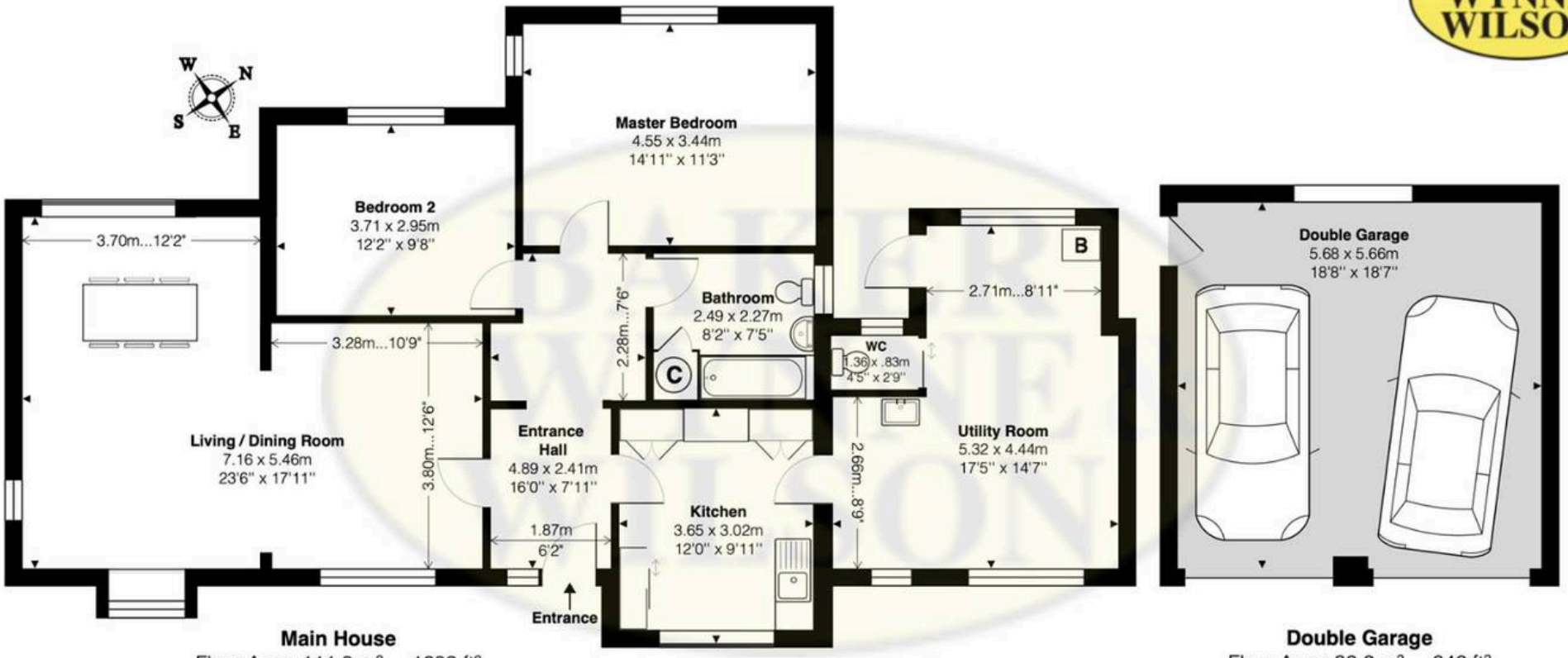
COUNTIL TAX
Band F.

VIEWING
By appointment with Baker, Wynne & Wilson 38 Pepper Street, Nantwich, Tel. 01270 625214 W933-24









Main House
Floor Area: 111.8 m² ... 1203 ft²

Double Garage
Floor Area: 32.2 m² ... 346 ft²

40 WHITCHURCH ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0EE

Approximate Gross Internal Area: 143.9 m² ... 1549 ft² Includes Double Garage

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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