



7 Broadways, Audlem CW3 0EY

CHESHIRE  
LAMONT

An impeccably enhanced and improved two bedroom detached bungalow in a fine elevated position within Audlem village enjoying views of Audlem Church providing newly fitted kitchen, shower room, carpets, full re-wire and a completely upgraded central heating and plumbing system. With driveway, garage and attractive decked terrace to rear with lawned garden. NO CHAIN. Viewing highly recommended.

- A very well situated two bedroom detached bungalow
- In a fine position within Audlem village and with views of Audlem Church
- Completely refurbished, enhanced and improved throughout to a high standard
- Gardens to the front and driveway to detached garage
- Lawned rear gardens with decked terrace
- Reception hall, lounge and fully appointed dining kitchen with patio doors
- Two double bedrooms and contemporary shower room
- Newly plumbed, re-wired and with new oil fired central heating system
- Newly carpeted and attractive herringbone flooring to kitchen and hall
- NO CHAIN

#### Agents Remarks

The property stands in a lovely location within the historic village of Audlem. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life including a superb selection of independent shops including an antiques shop, local butchers and delicatessen. There are three public houses, Thai and Tapas restaurants, mini supermarket, St James church and a medical practice. The towns Market Drayton, Whitchurch and Newcastle under Lyme are also within easy reach and a further range of facilities are located just a short drive in the popular historic market town of Nantwich.

#### Property Details

The property enjoys lovely surrounding aspects to the front with views of Audlem Church and the village centre and a paved driveway leads from the front of the property to the side where a detached garage stands at the rear. A paved path leads to a high quality uPVC double glazed composite door with glazed side panel allowing access to:

#### Reception Hall

A lovely entrance to the property with grey herringbone plank effect flooring, double doors to large built-in utility cupboard incorporating



a new Worcester oil fired central heating boiler and plumbing for washing machine and a door leads to:

**Lounge 15' 4" x 11' 8" (4.67m x 3.55m)**

Enjoying beautiful aspects top the front via a uPVC double glazed bow window with superb views of Audlem Church, fitted carpet and a door leads to:

**Inner Hall**

A spacious hall with a large wide access to loft incorporating fitted ladder and a door leads to:

**Family Dining Kitchen 17' 10" max x 11' 8" (5.44m max x 3.55m)**

Beautifully appointed with a superb range of shaker style base and wall mounted units, attractive butchers block working surfaces, single drainer sink with mixer tap, four ring hob with filter canopy over, built-in double electric oven, tall cupboard for fridge freezer, integrated dishwasher, grey herringbone plank effect flooring and uPVC double glazed doors to rear garden providing pleasant aspects.

From the Inner Hall a door leads to:

**Bedroom One 11' 8" x 9' 10" (3.56m x 2.99m)**

With a uPVC double glazed window to rear elevation.

From the Inner Hall a door leads to:

**Bedroom Two 9' 11" x 9' 9" (3.02m x 2.98m)**

With a uPVC double glazed window to side elevation.

**Luxurious Shower Room**

With a full width shower cubicle, vanity wash basin with cupboards beneath, WC, uPVC double glazed window and extractor fan.

**Externally**

The property benefits from attractive gardens to the front with a gate to the side allowing access to the enclosed lawned rear gardens that benefit from all afternoon and evening sunshine with an extensive decked terrace, flower beds and borders.

**Garage 17' 0" x 8' 4" (5.17m x 2.54m)**

**Tenure - Freehold.**

**Services**

Oil fired central heating (new), mains water and electricity (not tested by Cheshire Lamont).

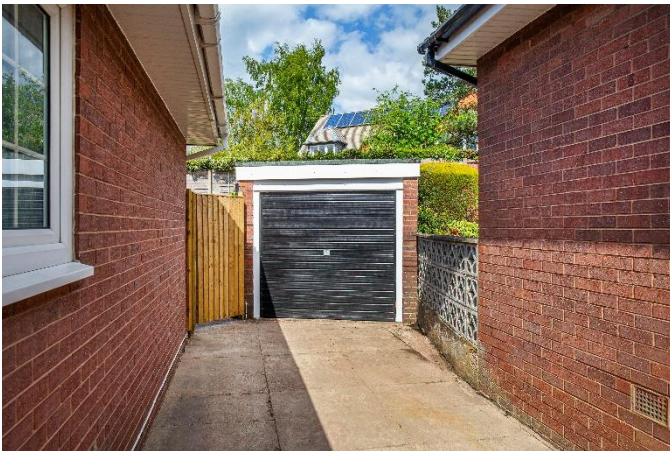
**Directions**

From Nantwich proceed along the Audlem Road for 6 miles and on entering the village of Audlem with the Green on the left hand side. Continue for a further 200 yards towards the village and Broadways is situated on the left hand side.





Ground Floor



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

46A High Street  
Tarpорley  
Cheshire CW6 0DX  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441