



13 Broadways, Audlem – CW3 0EY

Guide Price £425,000



in association with



13 Broadways

Audlem, Crewe

A TASTEFULLY ENLARGED, HIGH SPECIFICATION, DETACHED HOUSE IN A LOVELY LANDSCAPED GARDEN SETTING, ENJOYING A FANTASTIC POSITION WHERE IT COMMANDS SUPERB VIEWS TOWARDS AUDLEM CHURCH, 350 YARDS FROM THE VILLAGE CENTRE

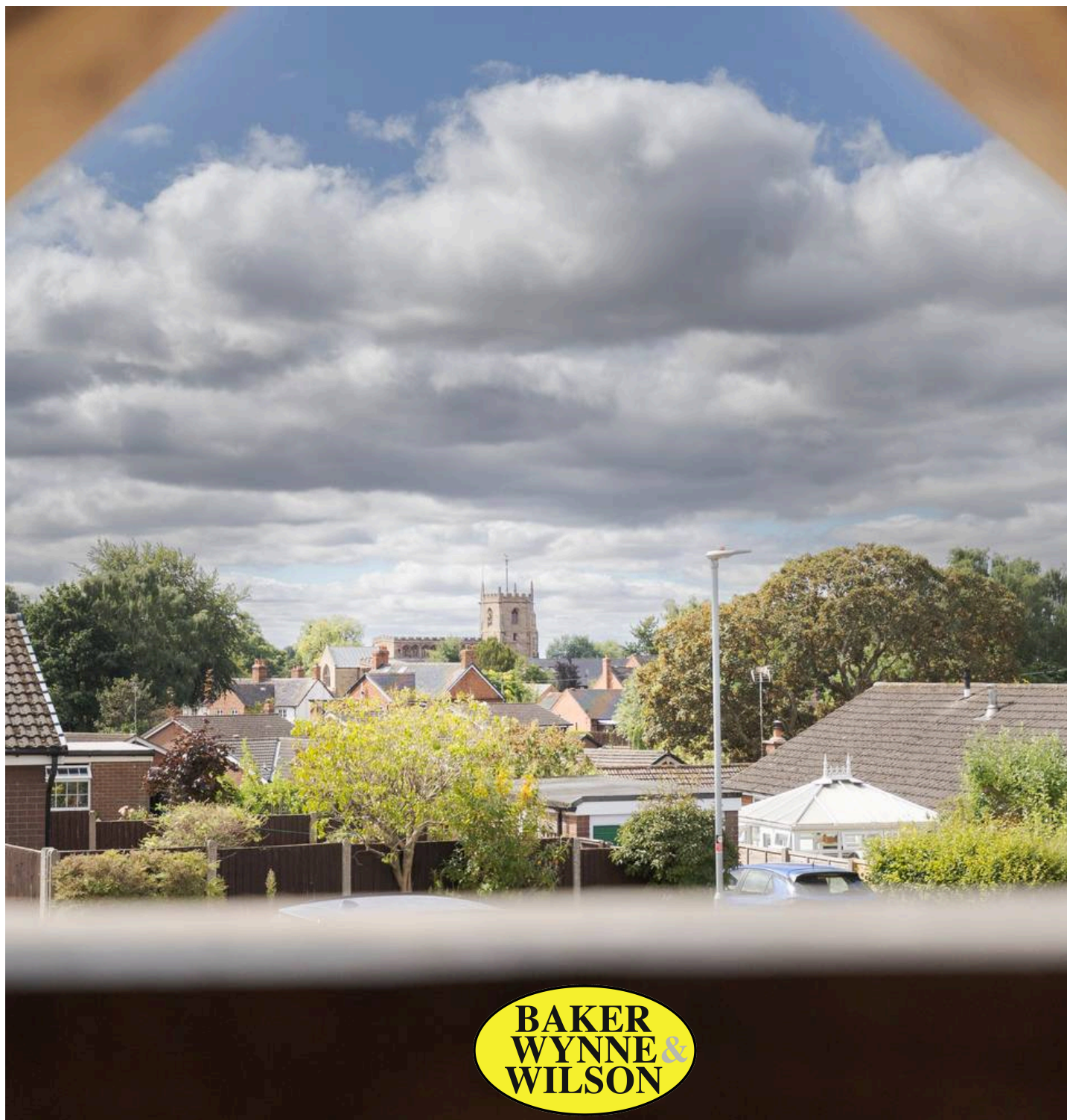
DESCRIPTION

The property, built in the early 1970's of brick under a tiled roof (reroofed in 2025) stands back from the road, behind a gravel car parking area.

The house itself has been radically transformed in recent years. In addition to being extended, the house has also been meticulously refurbished and continually invested in. The end result is a sparkling, impeccable and stylish interior that provides a specification that will provide long term quality. The unquestionable highlight is the contemporary open plan kitchen/breakfast/dining/family room with bi-folding doors to the landscaped rear garden.

LOCATION & AMENITIES

The village centre is a 350 yard drive but can easily be reached on foot via Church View and Stafford Street. Audlem is an attractive country village, the centre of which has been designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops, Co-operative store, chemist and doctors surgery, modern primary school, public houses, cafe, restaurant and a wide variety of community activities.



13 Broadways

Audlem, Crewe

APPROXIMATE DISTANCES

Nantwich 7 miles, Crewe 9 miles, Newcastle Under Lyme 14 miles, The Potteries 15 miles, Shrewsbury 25 miles, Chester 26 miles, Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes), the M6 Motorway (J16) 10 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossing into Wellington Road (this becomes Audlem Road), proceed for 6.4 miles into Audlem, turn left into Broadways, proceed for 50 yards and the property is located on the left hand side.



SUMMARY

Entrance Porch, Entrance Hall, Shower Room, Living Room, Kitchen/Breakfast/Dining/Family Room, Utility Room, Landing, Three Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows with Shutters, Attached Garage, Car Parking Space, Gardens.

ENTRANCE PORCH

ENTRANCE HALL

13' 11" x 10' 0" (4.24m x 3.05m)

Composite entrance door, inset matwell, understairs store.

SHOWER ROOM

7' 3" x 6' 9" (2.21m x 2.06m)

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower, panelled walls to dado.

LIVING ROOM

16' 8" x 11' 3" (5.08m x 3.43m)

Four wall lights, double glazed window with shutters.

KITCHEN/BREAKFAST/DINING/FAMILY ROOM

24' 11" x 21' 7" (7.59m x 6.58m)

Bespoke range of fitted furniture comprising floor standing cupboard and drawer units with granite worktops, island unit/breakfast bar with granite work surface, wall cupboards, wine rack, twin integrated ovens and five burner induction hob unit with extractor hood above, ceiling lighting, wood laminate floor, Belfast sink, integrated dishwasher and wine cooler, built in cupboards and shelving, inset for an American style refrigerator, double glazed bi-folding doors to rear garden, two double glazed Roof Lanterns.



UTILITY ROOM

12' 11" x 4' 9" (3.94m x 1.45m)

Stainless steel sink unit, cupboards under, wall cupboards, hanging fitting, Sheila's maid clothes airer, cupboard housing oil fired central heating boiler, door to side, door to garage.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

MASTER BEDROOM

14' 1" x 12' 1" (4.29m x 3.68m)

Wall to wall fitted wardrobes with mirrored doors, double glazed window with shutters.

BEDROOM NO. 2

10' 6" x 10' 5" (3.20m x 3.18m)

Fitted wardrobes, double glazed window with shutters.

BEDROOM NO. 3

11' 1" x 7' 6" (3.38m x 2.29m)

Fitted wardrobes, double glazed window with shutters.

BATHROOM

9' 2" x 7' 5" (2.79m x 2.26m)

White suite comprising panel bath with rain head shower and hand held shower over, pedestal hand basin and low flush W/C, cylinder and airing cupboard, inset ceiling lighting, fully tiled around bath.

OUTSIDE

Attached GARAGE 16'5" x 8'5" up and over door, power and light. Gravel car parking area. Summer House. Exterior lighting and power points. Outside tap. Pedestrian access to both sides of house.



**BAKER
WYNNE &
WILSON**

GARDEN

The rear garden is lawned with a large flagged patio and entertaining area.

SERVICES

Mains water, electricity and drainage.

TENURE

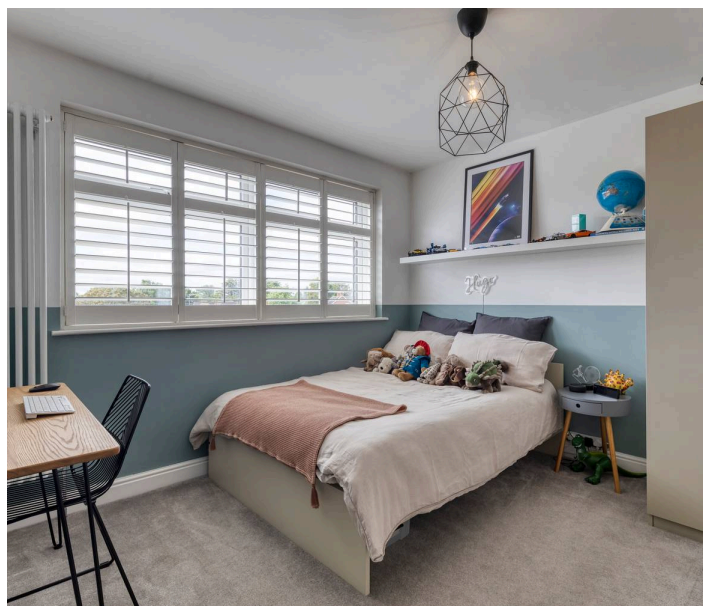
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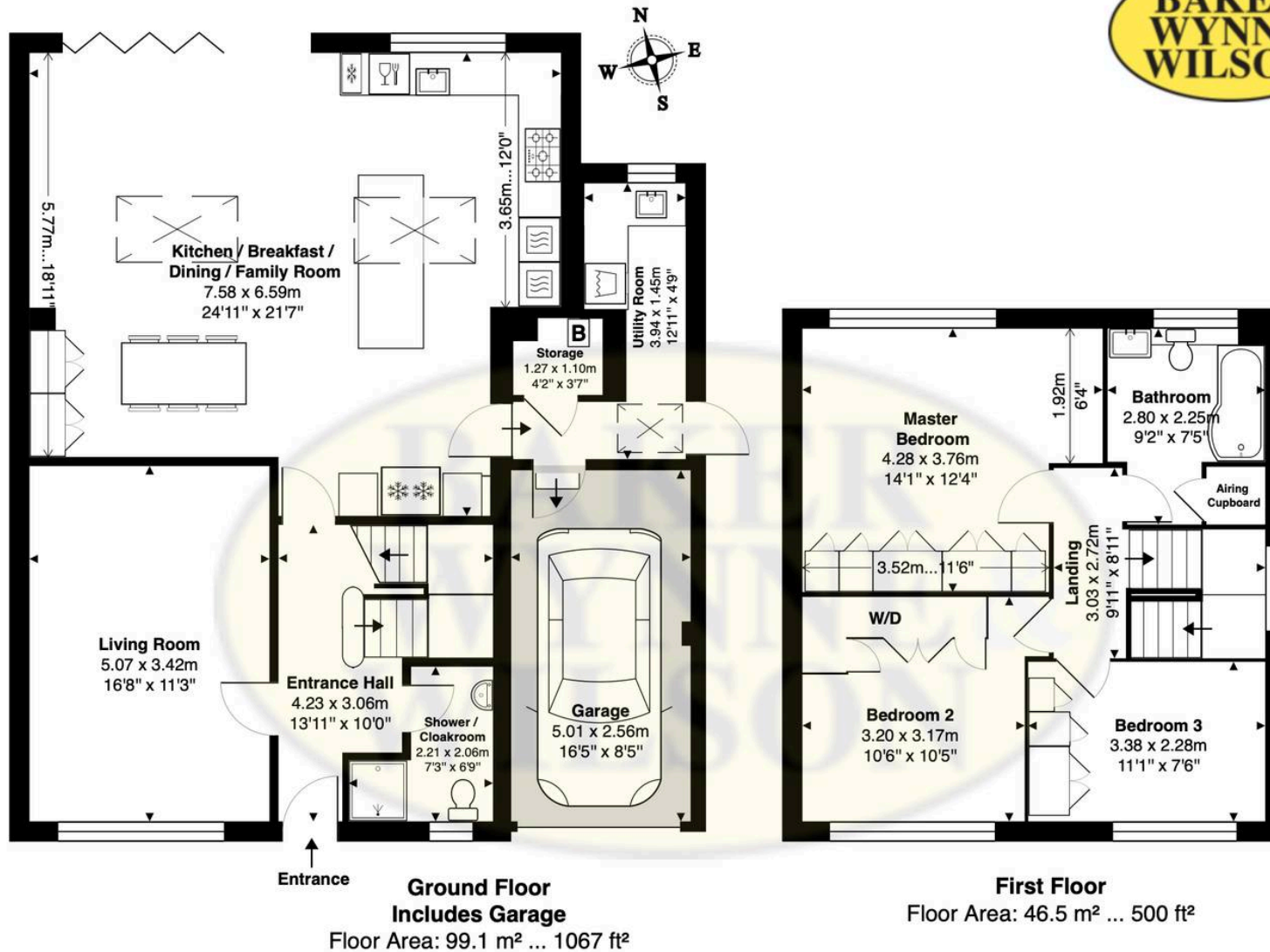
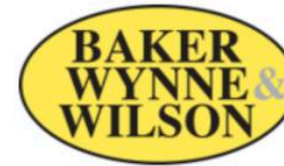
COUNCIL TAX

Band D.

VIEWINGS

By appointment with Baker, Wynne & Wilson.





13 BROADWAYS, AUDLEM, CREWE, CHESHIRE, CW3 0EY

Approximate Gross Internal Area: 145.6 m² ... 1567 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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