



**47 Heathfield Road, Audlem, CW3 0HG**

Guide Price **£285,000**



*in association with*



# 47 Heathfield Road

Audlem, Crewe

A CHARMING LATE 1930'S SEMI DETACHED COTTAGE OF SIGNIFICANT POTENTIAL, WITH A GOOD SIZED SOUTH WEST FACING GARDEN HALF A MILE FROM AUDLEM VILLAGE CENTRE

## DESCRIPTION

The property comprises a semi detached cottage, constructed of brick under a tiled roof and approached over a hardcore drive. With no chain and located in Audlem village, having a large plot, off road parking and garage, this cottage offers fantastic potential. It presents ample scope to enhance, develop and individualize, to fully unlock its considerable promise. Furthermore, there is scope to extend the property, subject to obtaining the necessary planning permissions.

## LOCATION & AMENITIES

Audlem was mentioned in the Domesday book as Aldelime, and Edward I granted a market charter in 1295. 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, general store/newsagents, dry cleaners, butchers, flower shop, two restaurant, cafe, 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).



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The M6 motorway (Junction 16) is 11 miles and Manchester Airport is 40 miles. 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 at nearby Whitchurch. Horse racing is enjoyed at Aintree, Chester, Bangor on Dee and Haydock Park.

## DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for about 6 miles into Audlem, then left by a small green into Heathfield Road, proceed for 200 yards and the property is located on the right hand side.



## SUMMARY

Entrance Porch, Living Room, Sitting Room, Kitchen, Bathroom, Separate W/C, Landing, Three Bedrooms, uPVC Double Glazed Windows, Solid Fuel Central Heating, Attached Open Fronted Store, Garage, Gardens

## ENTRANCE PORCH

5' 5" x 4' 7" (1.65m x 1.40m)

## LIVING ROOM

14' 2" x 12' 0" (4.32m x 3.66m)

Tiled fireplace with slate hearth and timber surround, uPVC entrance door.

## SITTING ROOM

14' 2" x 10' 9" (4.32m x 3.28m)

Fireplace with solid fuel stove for central heating ..... surround, cylinder and airing cupboard.

## KITCHEN

14' 1" x 6' 4" (4.29m x 1.93m)

Stainless steel sink unit, floor standing cupboard.....

## BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

Bathroom suite comprising panel bath, mixer shower and Triton shower over, pedestal hand basin, part tiled walls.

## SEPARATE W/C

Low flush W/C.

## STAIRS FROM SITTING ROOM TO FIRST FLOOR LANDING

Access to loft.

## BEDROOM NO. 1

12' 2" x 10' 10" (3.71m x 3.30m)

Cast iron fireplace.



**BEDROOM NO. 2**

11' 2" x 10' 11" (3.40m x 3.33m)

Cast iron fireplace, cupboard, ..... tank.

**BEDROOM NO. 3**

8' 10" x 5' 0" (2.69m x 1.52m)

**OUTSIDE**

Attached open fronted STORE 9'1" x 7'0" with tap, timber and corrugated constructed GARAGE 25'10" x 10'4" in poor condition.

**GARDENS**

The front garden is lawned with hedgerow. The good sized rear garden is part lawned and predominantly uncultivated. It enjoys a South Westerly aspect and forms the basis of a lovely cottage garden setting.

**TENURE**

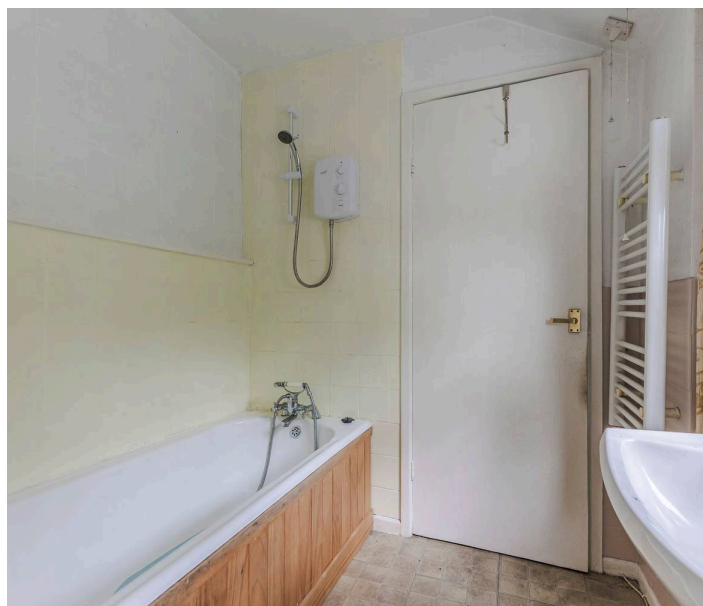
Freehold.

**COUNCIL TAX**

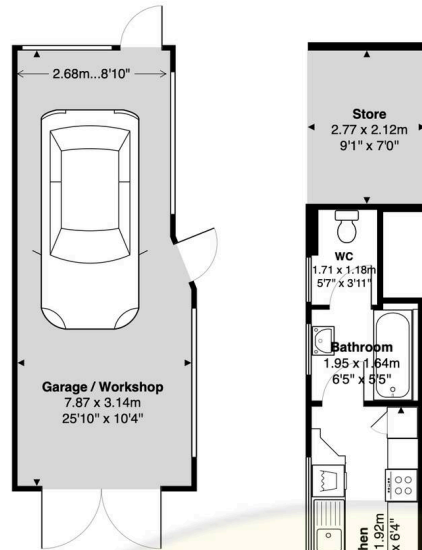
Band C.

**VIEWINGS**

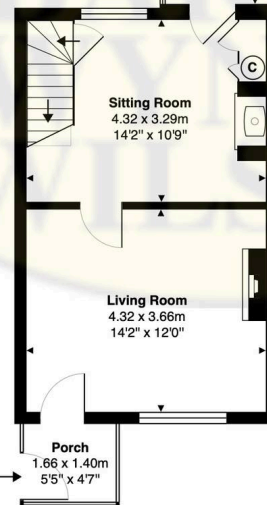
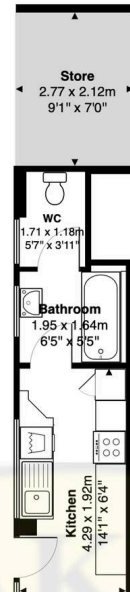
Viewings by appointment with Baker, Wynne & Wilson.



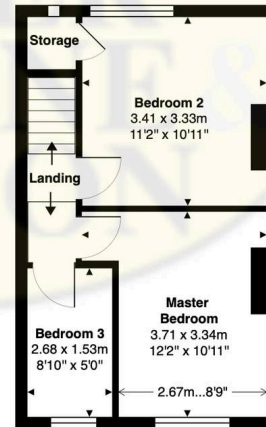
**BAKER  
WYNNE &  
WILSON**



**Garage / Workshop**  
Floor Area: 23.2 m<sup>2</sup> ... 250 ft<sup>2</sup>



**Ground Floor**  
Floor Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>



**First Floor**  
Floor Area: 31.2 m<sup>2</sup> ... 336 ft<sup>2</sup>

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Approximate Gross Internal Area: 108.0 m<sup>2</sup> ... 1163 ft<sup>2</sup> Includes Garage / Workshop & Store

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. Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.