

6 Windmill Close, Buerton - CW3 0DF

Guide Price **£319,950**

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

6 Windmill Close

Buerton, Crewe

This individual detached bungalow was built in the 1970's of brick under a tiled roof and is approached over a paved drive. The bungalow extends to about 1000 sqft (gross internal) and integral garage. It is well appointed with light and spacious rooms which lead off the entrance hall. There is ample scope to reconfigure with its large roof space and integral garage.



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SUMMARY

Entrance Veranda, Entrance Hall, Living Room/Dining Room (24'3" x 13'0"), Kitchen, Side Porch, Two Large Double Bedrooms, Shower Room, Integral Garage, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

LOCATION AND AMENITIES

The property is situated in a small cul-de-sac of similar detached bungalows. Audlem village, about 1.5 miles, is designated as a Conservation Area well known for its church which dates back to 1279. It provides a number of shops including , chemist, butchers, local co-operative store, newsagent/general store, doctors surgery, modern primary school, three public houses, three cafes/restaurants and a wide variety of community activities. Buerton is within easy commuting distance of Nantwich (7 miles), Crewe (10 miles), Newcastle-under-Lyme (12 miles), Market Drayton (8 miles), Shrewsbury (25 miles) and Chester (30 miles). Crewe railway station provides a fast intercity link to London Euston (90 minutes and Manchester 40 minutes). The M6 motorway (junction 16) is approximately 12 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 your left, turn left and proceed for approximately 1.7 miles into Buerton. Turn left into Windmill Lane, proceed for 150 yards, turn left into Windmill Close and the property is located at the head of the cul-de-sac.

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THE ACCOMMODATON COMPRISES
(with approximate measurements)

ENTRANCE VERANDA
Dimensions: 5.26m x 1.96m (17'3" x 6'5"). Light.

ENTRANCE HALL
Dimensions: 29'5" x 4'5. uPVC entrance door, two double wall lights, ceiling cornices, built in cloaks cupboard, dado rail, built in airing cupboard with central heating radiator, two radiators.

LIVING ROOM/DINING ROOM
Dimensions: 24'3 x 13'0. Marble fireplace with timber surround and living flame coal effect gas fire, feature dining alcove, double glazed window to front and double glazed French windows to rear, two double wall lights, ceiling cornices, dado rail, two radiators.

KITCHEN
Dimensions: 12'10" x 9'10. Refitted in 2015, stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Neff integrated oven with extractor hood above, door to garage, tiled floor, radiator.

SIDE PORCH
Dimensions: 4.78m x 0.86m (15'8" x 2'10"). Quarry tiled floor, uPVC doors to front and rear.

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BEDROOM No. 1
Dimensions: 16'4" x 11'4. Ceiling cornices, radiator.

BEDROOM No. 2
Dimensions: 13'7" x 10'0" plus recess. Ceiling cornices, radiator.

SHOWER ROOM
Dimensions: 2.67m x 1.75m (8'9" x 5'9"). Refitted in 2022. Fully tiled walls, white suite comprising low flush WC, vanity unit with inset hand basin, shower cubicle with rain head shower, hand held shower and seat, tiled floor, radiator.

OUTSIDE
Integral GARAGE 16'10" x 9'6" plumbing for washing machine, access to part boarded loft by foldaway ladder, electrically operated up and over door, Worcester oil fired boiler (2025), power, light and water. Car parking space, outside tap, exterior lighting, oil tank, garden shed.

GARDENS
The well stocked gardens are lawned with borders, shrubs, specimen trees, paved patio, chopped slate and gravel areas. The good sized gardens have been designed for ease of maintenance.

SERVICES
Mains water electricity and drainage are connected to the property. 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.

COUNCIL TAX
Band D.

TENURE
FREEHOLD

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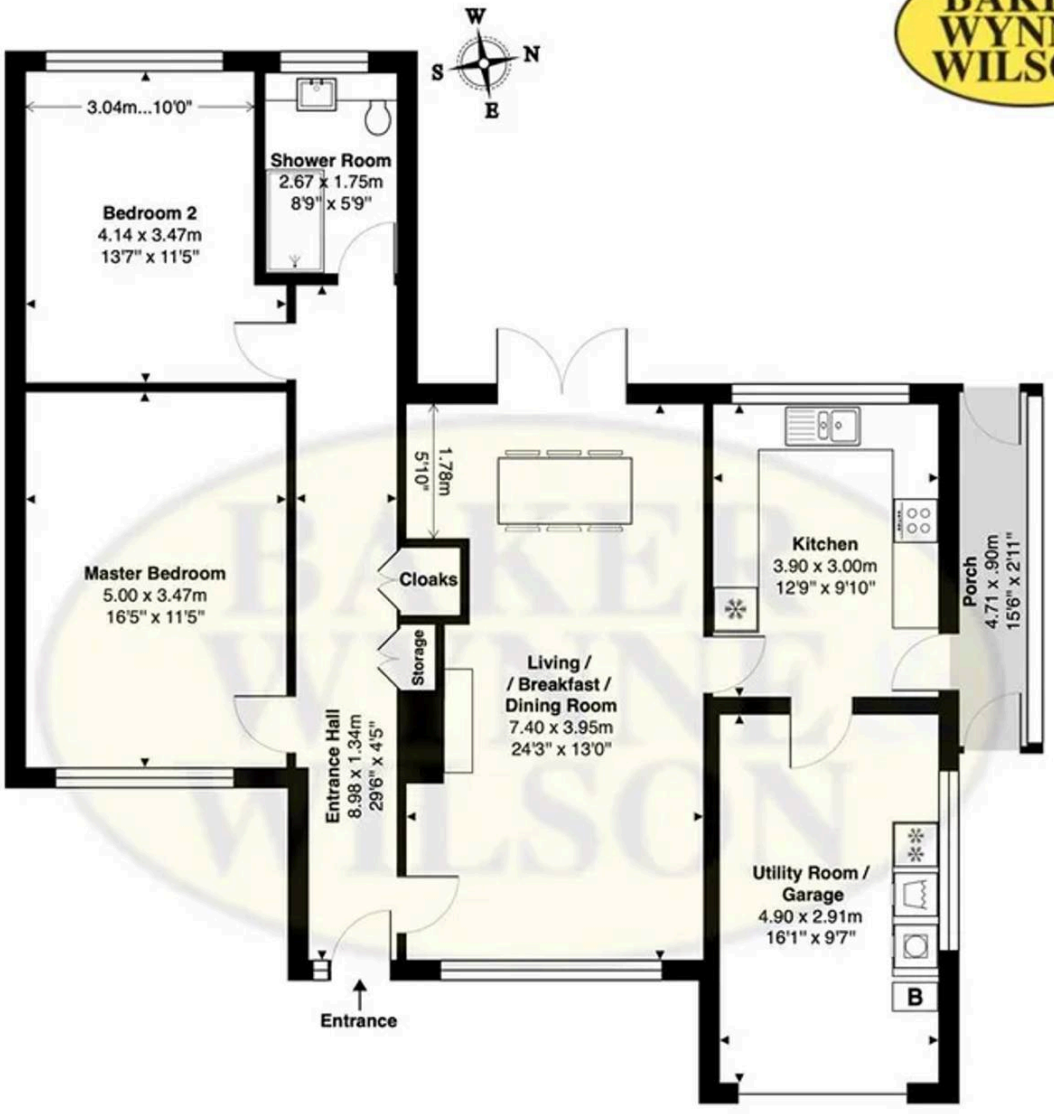
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6 WINDMILL CLOSE, BUERTON, CREWE, CHESHIRE, CW3 0DF

Approximate Gross Internal Area: 112.5 m² ... 1211 ft² Includes Porch

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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