



43 Mckelvey Way, Audlem, Crewe, CW3 0FH

Guide Price £395,000



In association with



An exemplary four bedroom, two bathroom, detached extended and improved house to nearly 1500 sqft by Anwyl Homes new circa May 2019. Located in a semi rural position on the edge of the Village is within walking distance of the thriving centre. Offered for sale in immaculate condition with many improvements and extras to look forward too.

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

An accomplished balance of light and proportion interplays of the extended interior and exterior attention, are defining features of this superb four-bedroom house in sought-after Audlem Village.

DIRECTIONS TO CW5 0FH

What3words ///

From Nantwich take the A529 Audlem road, proceed for 7 miles the charming village of Audlem. A short distance beyond the 30mph signs, turn right into McKelvey Way. Bear left continuing into McKelvey Way & the property will be observed on the left-hand side.



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OUT AND ABOUT

Mckelvey Way occupies a prominent position one quarter of a mile from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelyme, and Edward 1 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. 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, post office, newsagents, dry cleaners, butchers, flower shop, 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). Whitchurch is 8 miles, Newcastle Under Lyme 15 miles, Chester and Shrewsbury 25 miles, the M6 motorway (Junction 16) is 11 miles and Manchester Airport 40 miles. On the Educational front, there is a primary school in Audlem (Ofsted Good), and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good). Private schooling in the area includes Newcastle High School, The Grange at Hartford, The King's and Queen's in Chester and Ellesmere College. 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.

THE TOUR

With approximate dimensions, comprises:-

RECEPTION HALL

Entrance door, radiator, UPVC double glazed window, beautiful oak floor.

Stairs rising to the first floor.

CLOAKS/WC

Low level WC, radiator, wash hand basin with mixer tap and tiled splash back plus shelving and storage cupboard, attractive flooring.

LIVING ROOM

15'9" x 12'2"

A fine room with doors opening to the Garden Room.

beautiful oak floor, radiator, TV point, Modern fire surround with inset electric fire.

UPVC double glazed doors opening to the Garden Room.



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GARDEN ROOM

13'1" x 10'6"

A light and relaxing space with direct access to the rear garden. Glazed roof fitted with blinds, UPVC double glazing full height gable glass wall, beautiful oak floor, UPVC double glazed double opening doors.

DINING ROOM

9'2" x 8'6"

Radiator, UPVC double glazed bay window to the front elevation, beautiful oak floor.

KITCHEN/BREAKFAST ROOM

15'10" x 8'6"

An impressive contemporary gloss finished array of wall, base and drawer units in contrasting dark grey and white. Upgraded attractive Pale grey quartz work surfaces, splashbacks, and window cill. Recessed ceiling lights, UPVC double glazed window to the rear, beautiful flooring. Integrated electric hob with chimney style extractor over. Eye level electric double oven, grill, dishwasher, fridge, and freezer. Breakfast space. Door to the Utility Room.

UTILITY ROOM

Part glazed door to the side, wall mounted cupboards, work surface with inset sink and mixer tap. Base cupboards, space and plumbing for washing machine, attractive flooring.

FIRST FLOOR LANDING

Loft access, built in cupboard, radiator.

MASTER BEDROOM

12'6" x 12'2"

Radiator, UPVC double glazed window to the front elevation, built in wardrobe with mirror fronted sliding doors. TV point,

ENSUITE SHOWER ROOM

Walk in shower with fully tiled walls, mains shower and sliding doors. Low level WC, pedestal wash hand basin with splash back, recessed ceiling spotlights, chrome ladder radiator, towel rail.

BEDROOM TWO

10'6" x 9'2"

Radiator, UPVC double glazed window.

BEDROOM THREE

11'2" x 8'3"

Radiator, UPVC double glazed window.

BEDROOM FOUR

10'6" x 6'11"

Radiator, UPVC double glazed window. Built in wardrobe.

FAMILY BATHROOM

Panelled bath with mixer taps, , part tiled walls, low level WC, pedestal wash hand basin, UPVC double glazed window.

EXTERIOR

The gardens with lawned area to the front are mainly low maintenance principally extending to the rear. Timber gate and paved pathway to the side leads to the rear garden which has thoughtfully been created with gravel sections, pathways and an entertaining patio situated directly to the rear of the property. Wall mounted sunshade, raised planted beds, timber pergola and timber painted shed.

INTEGRAL SINGLE GARAGE

Up and over door, personal door to the side.

EPC RATING: C

COUNCIL TAX BAND D

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers' costs & conditions). LPG (gas) central heating.

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

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Baker Wynne and Wilson.





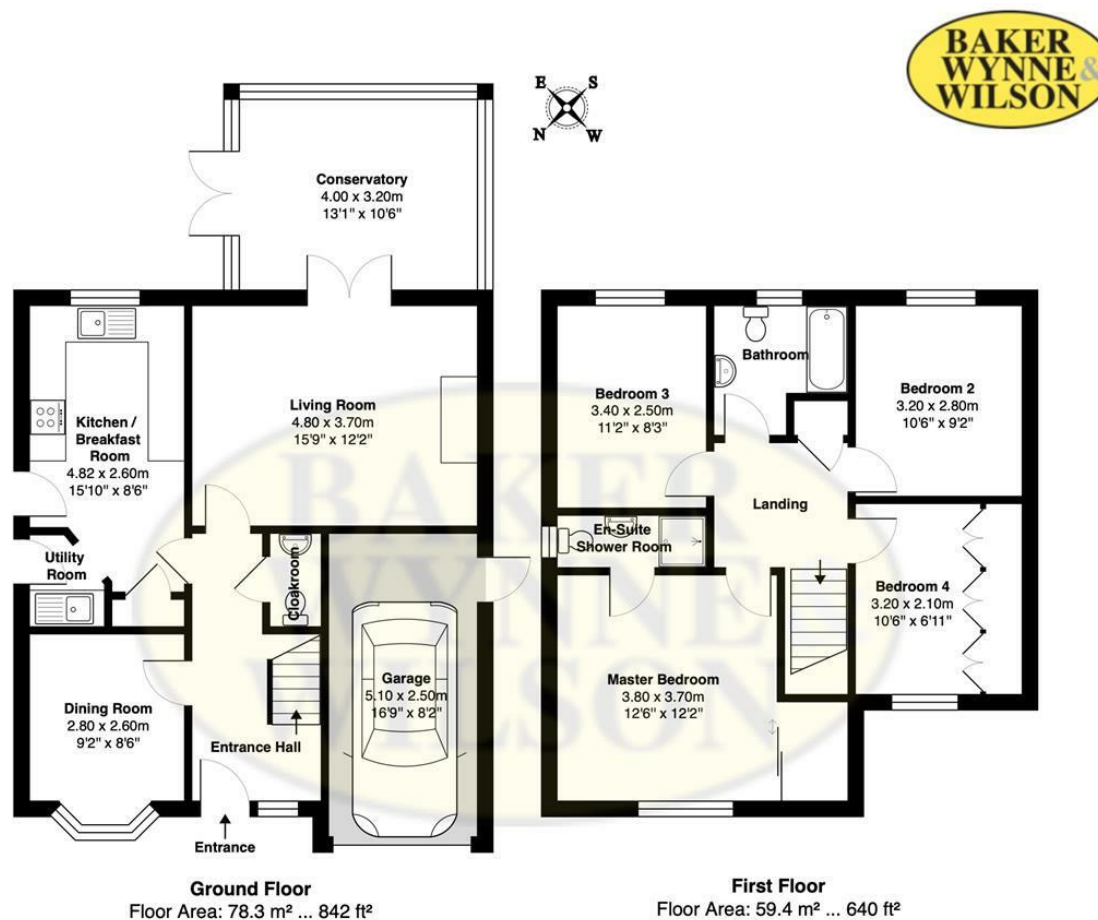
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Approximate Gross Internal Area: 137.7 m² ... 1482 ft²

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property