



The Rosary Windmill Lane, Buerton

Guide Price £379,500



in association with



The Rosary Windmill Lane

Buerton, Crewe

A SPLENDID, 1930'S, SEMI DETACHED HOUSE WITH LARGE GARDENS ENJOYING SOUTH WESTERLY VIEWS OVER COUNTRYSIDE, IN A LOVELY HAMLET 1.5 MILES FROM AUDLEM VILLAGE

The Rosary was built in the mid 1930's of brick under a tiled roof and approached over a wide block paved drive that provides plenty of parking. It stands nicely back from the lane in a slightly elevated position. This will be an excellent buying opportunity for the buyer who places a strong emphasis on location and who has a passion for outdoors and enjoys all the gardens and fantastic sunsets have to offer.

There is obvious potential for extension for the existing accommodation, indeed, planning permission was granted by Cheshire East Council (Application Number No. 21/3037N) for a two storey side and rear extension and single storey rear extension. Now lapse and see enclosed plan.

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The Rosary Windmill Lane

Buerton, Crewe

The Rosary is situated away from the main road, 1.5 miles from the attractive village of Audlem. It is ideally situated for a range of regional and national centres with easy access to the national motorway network and airports. Intercity rail services are available at Crewe (12 miles). Audlem has all the required local facilities including primary school, play group, doctors surgery, chemist, co-operative store, award winning newsagent/village store, restaurant, cafes, butchers and three public houses. APPROXIMATE DISTANCES Nantwich 9 miles, Stoke-on-Trent 10 miles, Whitchurch 11 miles, Chester 31 miles. Airports at Liverpool, Manchester and Birmingham are within a one hours normal travelling time.

APPROXIMATE DISTANCES

Nantwich 9 miles, Stoke-on-Trent 10 miles, Whitchurch 11 miles, Chester 31 miles. Airports at Liverpool, Manchester and Birmingham are within a one hours normal travelling time.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5 miles into Audlem. With the church on your left, turn left onto the A525 Woore Road, continue for 1.5 miles, turn left into Windmill Lane, proceed for 200 yards and the property is located on the left hand side.

Council Tax band: D



SUMMARY

Entrance Porch, Living Room open to Dining Room, Conservatory, Kitchen, Landing, Three Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Utility Store and W/C, Car Parking Space, Gardens

ENTRANCE PORCH

LIVING ROOM OPEN TO DINING ROOM

23' 4" x 16' 4" (7.11m x 4.98m)

Exposed brick fireplace with slate hearth and Clearview wood burning stove, double glazed leaded light bow window, slate tiled flooring in dining area, double glazed French windows to conservatory.

CONSERVATORY

15' 0" x 12' 3" (4.57m x 3.73m)

KITCHEN

14' 6" x 9' 9" (4.42m x 2.97m)

Enamel 1 ½ bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated dishwasher, inset ceiling lighting, slate tiled floor, stable door to side porch, Combi oil fired boiler

STAIRS FROM DINING AREA TO FIRST FLOOR LANDING

16' 9" x 5' 5" (5.11m x 1.65m)

Access to loft.

BEDROOM NO. 1

16' 5" x 11' 3" (5.00m x 3.43m)

BEDROOM NO. 2

11' 8" x 10' 5" (3.56m x 3.18m)

BEDROOM NO. 3

9' 5" x 7' 3" (2.87m x 2.21m)

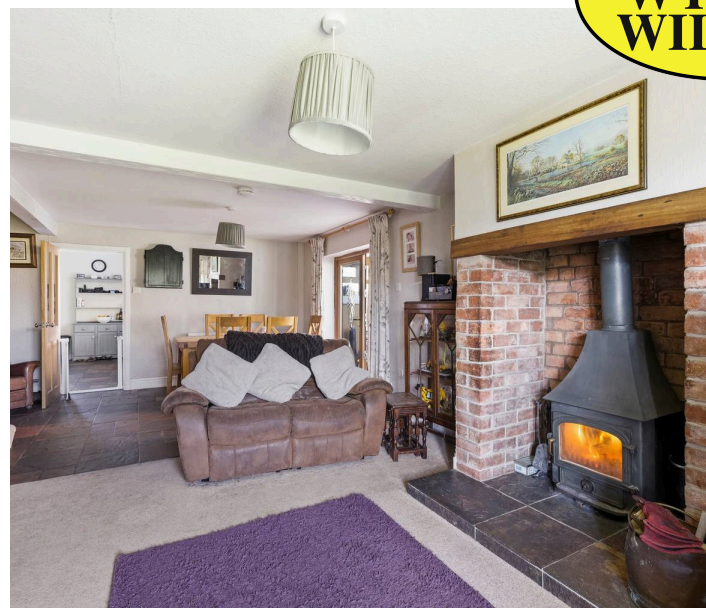
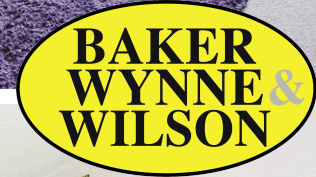
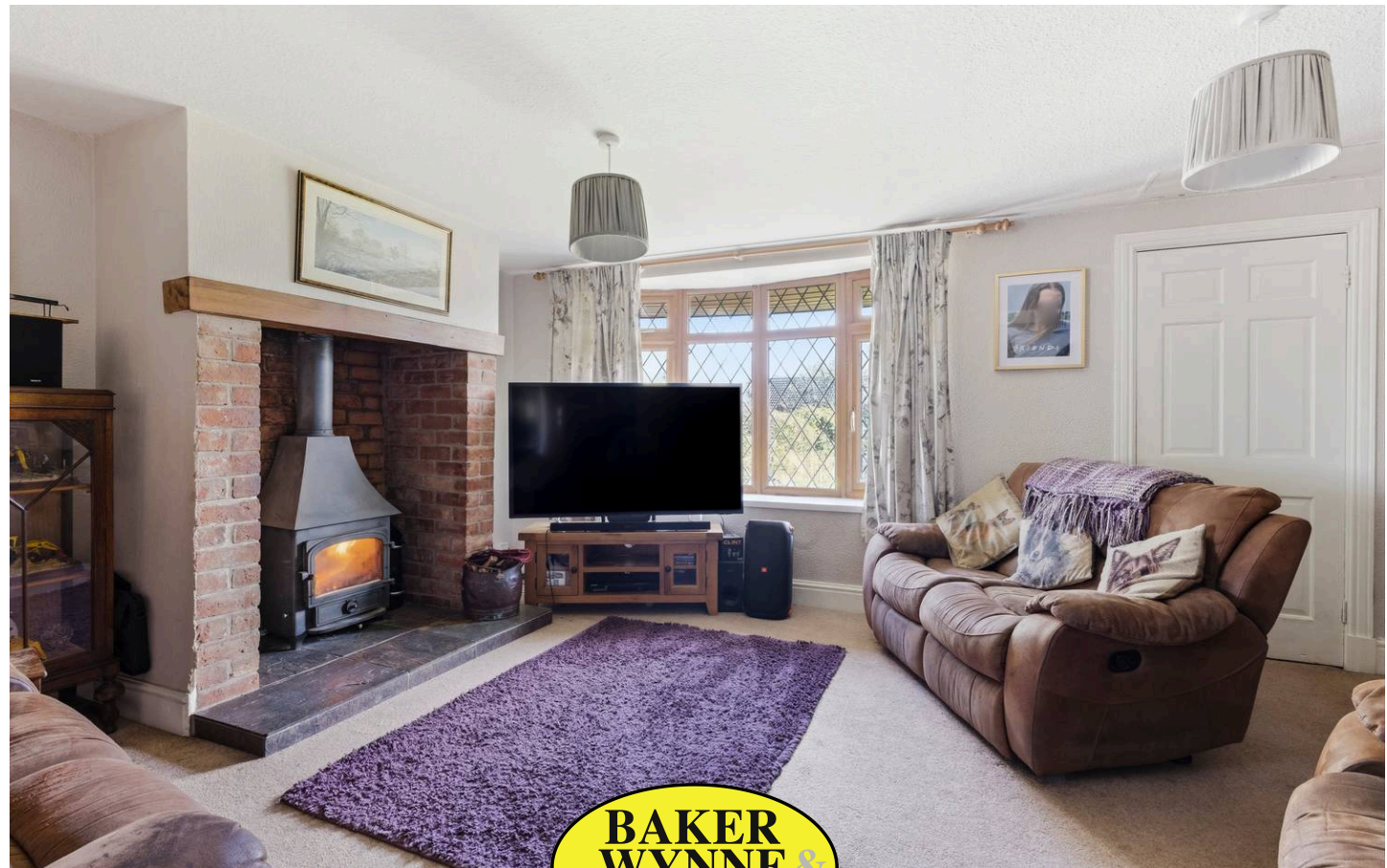
BATHROOM

White suite comprising panel bath with shower over, pedestal hand basin and low flush W/C, fully tiled around bath.

OUTSIDE

Brick built UTILITY STORE 10'0" x 7'0" plumbing for washing machine and outside W/C with low flush W/C. Block paved parking for three cars. Block paved yard. 5 bar gate and pedestrian gate leading to the garden. Oil tank. Exterior lighting. Outside tap. Outside power points. Garden shed.

GARDENS





**BAKER
WYNNE &
WILSON**

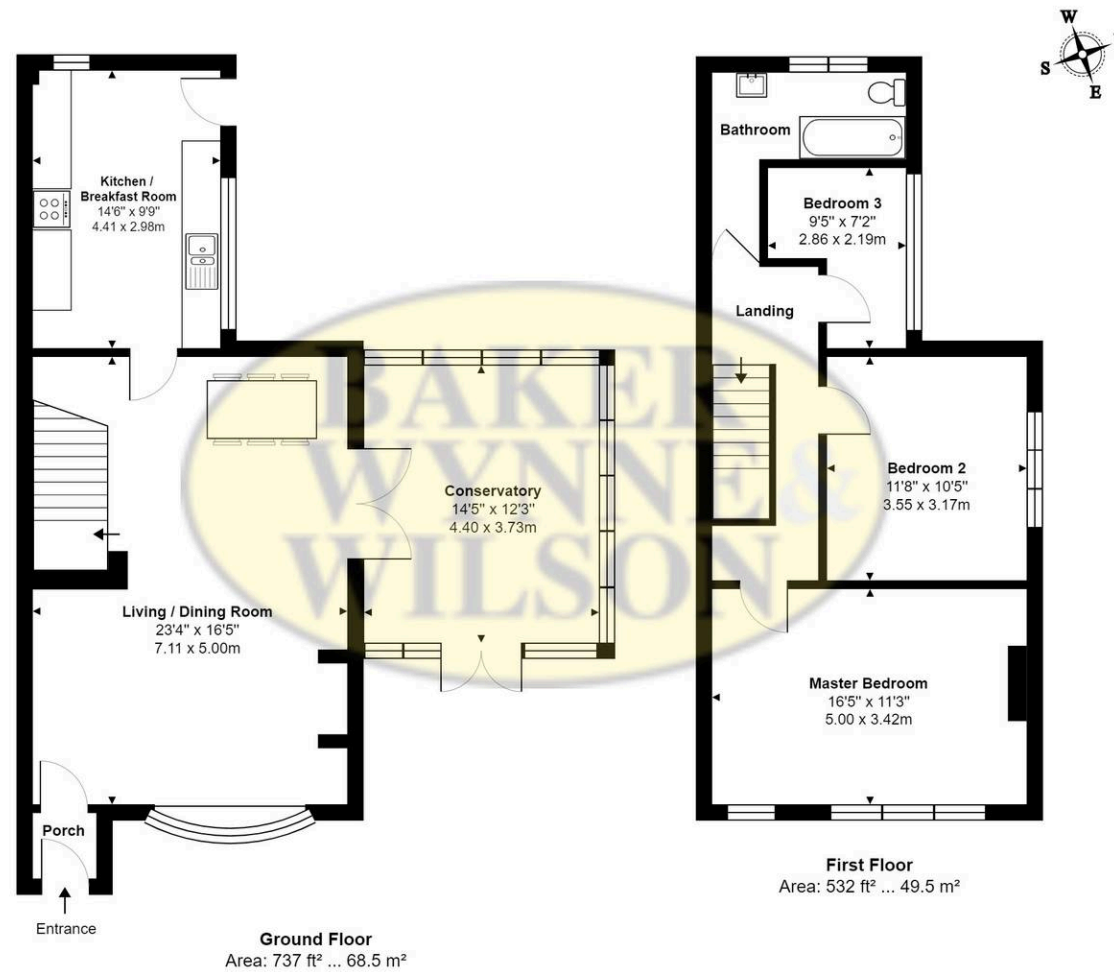




**BAKER
WYNNE &
WILSON**



THE ROSARY, WINDMILL LANE, BUERTON, NANTWICH, CHESHIRE, CW3 0DE



Approximate Gross Internal Area: 1269 ft² ... 117.9 m²

While 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.
 Floor plan produced by Green House EPC Ltd 2020.



Baker Wynne & Wilson

Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

01270625214 • info@bakerwynneandwilson.com • bakerwynneandwilson.com/



in association with

