



10 McKelvey Way, Audlem - CW3 0FJ

Guide Price £390,000



in association with



10 McKelvey Way

Audlem, Crewe

AN ATTRACTIVE, CLEVERLY RECONFIGURED DETACHED HOUSE WELL POSITIONED ON THE EDGE OF THE DEVELOPMENT, 700 YARDS FROM AUDLEM VILLAGE CENTRE

SUMMARY

Entrance Hall, Study, Living Room, Kitchen/Dining Room, Utility Room, Cloak Room, Landing, Master Bedroom with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Propane Gas Central Heating, uPVC Double Glazed Windows, Integral Store, Parking Space, Gardens with Two Flagged Seating Areas.

DESCRIPTION

The property was built in 2018 by Anwyl Homes of brick under a tiled roof and is approached over a tarmacadam drive. Originally built to the larger Port Maddock three bedroom design, the property has been intelligently reconfigured to create an even more impressive layout. There are high ceilings in the living room and kitchen/dining room - this adds a sense of space and style. The house is ideal for families, professional couples or those looking to downsize from a larger house who still want plenty of internal space.

LOCATION & AMENITIES

Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279.



10 McKelvey Way

Audlem, Crewe

The sought after, award winning, village of Audlem caters for daily needs with local shops including newsagents/general store, chemist, butchers, local co-operative store, health centre, dry cleaners, modern primary school, two cafés, three public houses and a wide variety of community activities. The high school for Audlem is the well respected Brine Leas School/BL6 Sixth Form College.

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem.

APPROXIMATE DISTANCES

Nantwich 6 miles, Market Drayton 6 miles, Crewe 10 miles, Newcastle Under Lyme 14 miles, Stoke on Trent 15 miles, Shrewsbury 25 miles, Chester 26 miles, Intercity Rail Network at Crewe (London Euston 90 minutes, Manchester 40 minutes), M6 Motorway (junction 16) 11 miles, Manchester Airport 40 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6 miles, turn right into McKelvey Way, and the property is located on the right hand side.



ENTRANCE HALL

6' 1" x 2' 10" (1.85m x 0.86m)

Composite entrance door, Karndean flooring, hanging fitting, designer radiator. Cloaks room area.

STUDY

10' 8" x 7' 7" (3.25m x 2.31m)

Karndean flooring, inset ceiling lighting.

LIVING ROOM

16' 6" x 11' 4" (5.03m x 3.45m)

Double glazed boxed bay window with shutters, part panelled walls, Karndean flooring, understairs store.

KITCHEN/DINING ROOM

17' 2" x 9' 8" (5.23m x 2.95m)

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, integrated oven, grill and five burner hob unit with extractor hood above, integrated wine cooler, dishwasher, refrigerator and freezer, double glazed window and double glazed French windows to rear garden.

UTILITY ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

Stainless steel single drainer sink unit, cupboard under, plumbing for washing machine, door to side.

CLOAKROOM

6' 2" x 3' 7" (1.88m x 1.09m)

White suite comprising low flush W/C and pedestal hand basin.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft, linen cupboard.

MASTER BEDROOM

14' 8" x 11' 9" (4.47m x 3.58m)

Two fitted double wardrobes with sliding mirrored doors, part panelled walls.



**BAKER
WYNNE &
WILSON**

ENSUITE SHOWER ROOM

8' 8" x 5' 9" (2.64m x 1.75m)

White suite comprising pedestal hand basin and low flush W/C, tiled shower cubicle with shower, fully tiled walls, shaver point, heated towel rail.

BEDROOM NO. 2

14' 7" x 8' 0" (4.45m x 2.44m)

Wood laminate floor.

BEDROOM NO. 3

11' 8" x 8' 11" (3.56m x 2.72m)

Built in double wardrobe with sliding mirrored doors, wood laminate floor.

BATHROOM

7' 11" x 6' 4" (2.41m x 1.93m)

White suite comprising panelled bath with shower over, pedestal hand basin and low flush W/C, inset ceiling lighting, fully tiled walls, heated towel rail.

OUTSIDE

Forming part of main structure store with Worcester propane gas central heating boiler. Car parking space. Timber constructed garden shed. Exterior lighting. Outside tap. Electric car charging point included on side of house.

GARDENS

The rear garden extends to 35 feet and is lawned with deck and two flagged seating areas.

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold.

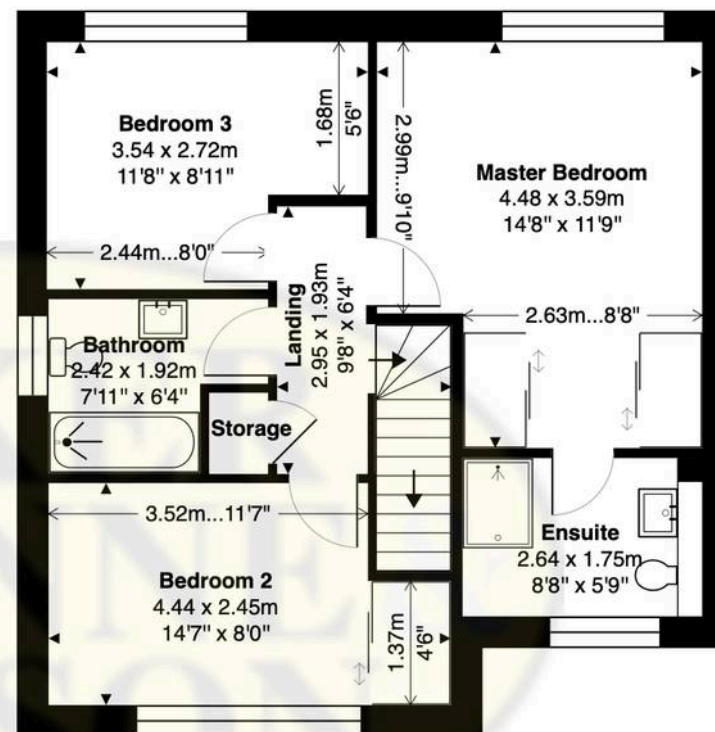
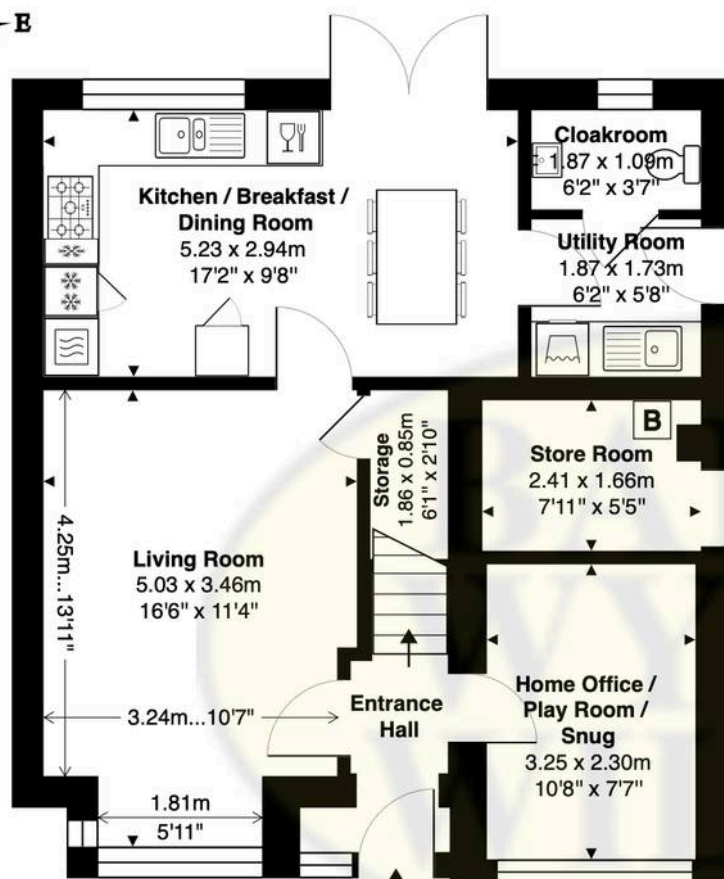
COUNCIL TAX

Band D.

VIEWINGS

By appointment with Baker, Wynne & Wilson.





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Approximate Gross Internal Area: 108.8 m² ... 1171 ft²

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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