

# Woodside Cheshire Street, Audlem - CW3 0HB

Guide Price £490,000

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

# Woodside Cheshire Street

## Audlem, Crewe

A SUBSTANTIAL AND VERSITILE DETACHED BUNGALOW WITH HUGE POTENTIAL, OVERLOOKING A WOODED AREA 300 YARDS FROM AUDLEM VILLAGE CENTRE

SUMMARY

Entrance Hall, Study/Bedroom No. 5, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, Shower Room, Inner Hall, Sitting Room, Bathroom, Principle Bedroom with Ensuite Shower Room, Three Further Bedrooms, Large Roof Space, Oil Central Heating, Double Glazed Windows, Car Parking Space, Gardens.

DESCRIPTION

Built in 1989 of brick under a tiled roof to an individual design, this detached bungalow has only had one owner throughout its history. Whilst serving as a spacious family home, Woodside is perhaps even more suited as an outstanding downsizing option for buyers moving from a larger or rural property. This is a unique bungalow and extends to about 1,770 square feet in total and being very versatile incorporating an annexe. It allows for the buyer to rework the space and configuration to suit their own individual requirements.

LOCATION & AMENITIES

Audlem is an attractive country village, the centre of which has been designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops, co-operative store, chemist and doctors surgery, modern primary school, public houses, cafe, restaurant and a wide variety of community activities.



# Woodside Cheshire Street

## Audlem, Crewe

APPROXIMATE DISTANCES

Nantwich 7 miles, Crewe 9 miles, Newcastle Under Lyme 14 miles, The Potteries 15 miles, Shrewsbury 25 miles, Chester 26 miles, Crewe Intercity Rail Network (London Euston 90 minutes, Manchester 40 minutes), M6 motorway (junction 16) 10 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.4 miles and the property is located on the right hand side.



**ENTRANCE HALL**
10' 7" x 5' 9" (3.23m x 1.75m)
Built In Airing cupboard with radiator.

**STUDY/BEDROOM NO. 5**
11' 0" x 7' 8" (3.35m x 2.34m)

**LIVING ROOM**
16' 10" x 13' 6" (5.13m x 4.12m)
Open fireplace with brick hearth and Calor gas coal effect stove, two single wall lights.

**DINING ROOM**
10' 10" x 9' 8" (3.30m x 2.95m)
Sliding double glazed windows to conservatory.

**CONSERVATORY**
9' 3" x 6' 3" (2.82m x 1.91m)
Double glazed windows.

**KITCHEN**
11' 8" x 9' 10" (3.56m x 3.00m)
Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, pantry cupboard, Neff integrated oven and four burner ceramic hob unit with extractor hood above.

**UTILITY ROOM**
8' 9" x 6' 5" (2.67m x 1.96m)
Stainless steel single drainer sink unit, cupboards under, wall cupboard, door to rear, plumbing for washing machine.

**SHOWER ROOM**
6' 5" x 4' 6" (1.96m x 1.37m)
White suite comprising low flush W/C and pedestal hand basin, shower cubicle with shower.

**INNER HALLWAY**
Cupboard, Firebird oil fired central heating boiler, walk-in storage cupboard, access to large part boarded ROOF SPACE.







**SITTING ROOM**
14' 2" x 13' 6" (4.32m x 4.12m)
Wood laminate floor, three windows.

**INNER HALLWAY**

**BATHROOM**
12' 6" x 7' 8" (3.81m x 2.34m)
Bidet, low flush W/C and panel bath with mixer shower, shower cubicle with shower.

**BEDROOM**
12' 10" x 9' 10" (3.91m x 3.00m)

**BEDROOM**
9' 9" x 9' 5" (2.97m x 2.87m)
Two single wardrobes with cupboards above

**PRINCIPLE BEDROOM**
12' 8" x 10' 0" (3.86m x 3.05m)
Two windows and French windows to garden, two bed lights.

**ENSUITE SHOWER ROOM**
9' 10" x 4' 7" (3.00m x 1.40m)
Champagne coloured suite comprising low flush W/C, bidet and vanity unit with inset hand basin, shower cubicle with shower, half tiled walls.

**BEDROOM**
10' 8" x 10' 6" (3.25m x 3.20m)

**OUTSIDE**
The property stands back from Cheshire Street in a small close of three individual properties. It is approached over a tarmacadam drive. Outside tap. Garden shed.







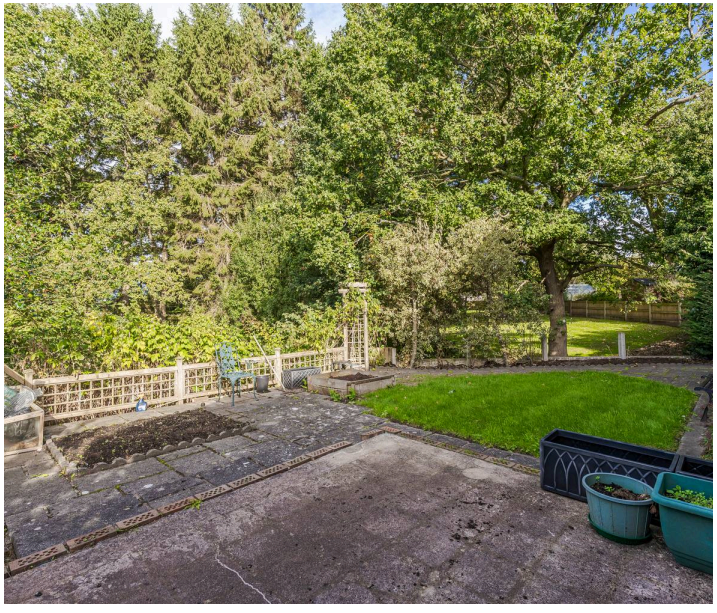
**GARDENS**
The gardens extends to the front, side and rear. They are lawned with specimen trees and soft fruits. There is an elevated flagged and concrete seating area enjoying a Westerly aspect over a wooded area.

**SERVICES**
Mains water, electricity and drainage. Solar panels.

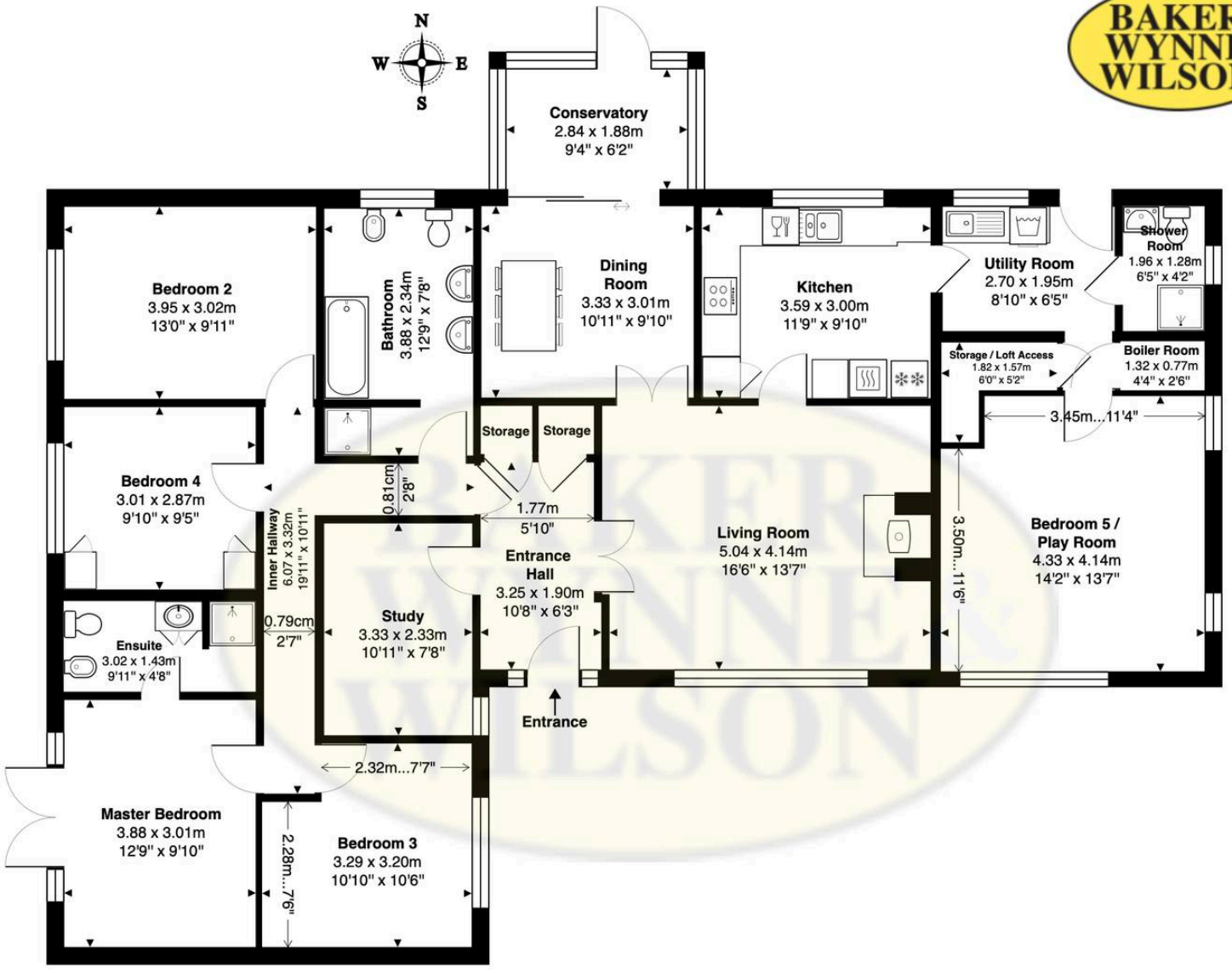
**COUNCIL TAX**
Band E.

**VIEWING**
By appointment with Baker, Wynne & Wilson.










**WOODSIDE, CHESHIRE STREET, AUDLEM, CREWE, CHESHIRE, CW3 0HB**

Approximate Gross Internal Area: 164.3 m² ... 1768 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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