

8 Eaton Way, Audlem - CW3 0JR

Guide Price **£385,000**

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

8 Eaton Way

Audlem, Crewe

A STYLISH, FOUR BEDROOM, DETACHED HOUSE IN A PRIME VILLAGE POSITION

SUMMARY

Entrance Porch, Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Landing, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Integral Garage, Parking Space for Two Cars, Gardens with Deck and Summer House.

DESCRIPTION

This attractive detached house was built in 2002 by Linden Homes of brick under a tiled roof and is a particularly well positioned within a quiet tucked away cul de sac. In terms of layout, space and design, it really is one of the best houses you will find in Audlem at this price point.

It would suit growing families, professional couples or those looking to downsize and still want plenty of internal space and versatility.

Externally, the property benefits from a private driveway that provides off road parking, and a lovely garden with a large raised deck.



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LOCATION & AMENTIES

A footpath off Church View, provides access via Churchfields and Stafford Street to the village centre. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, general store/newsagents, dry cleaners, butchers, flower shop, two restaurants, café, three public house 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), 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). 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 in nearby Whitchurch (10 miles).

APPROXIMATE DISTANCES

Newcastle Under Lyme 13 miles, Market Drayton 6 miles, Shrewsbury 25 miles and Chester 26 miles.

DIRECTIONS

From Nantwich, take the A529 over the level crossing into Wellington Road (this becomes Audlem Road), proceed for 6.3 miles into Audlem, turn left into Broadways, continue for 200 yards into Church View, turn right into Eaton Way, bare right and the property is located on the right hand side.

The accommodation with approximate measurements comprises:



ENTRANCE PORCH

ENTRANCE HALL
Composite entrance door, Karndean flooring, understairs store, ceiling cornices.

CLOAKROOM
White suite comprising low flush W/C and hand basin, Karndeen flooring.

LIVING ROOM
14' 8" x 14' 2" (4.47m x 4.32m)
Electric living flame log effect fire in marble surround, double glazed window and sliding double glazed patio windows to rear garden, ceiling cornices.

DINING ROOM
9' 9" x 9' 4" (2.97m x 2.85m)
Ceiling cornices.

KITCHEN/BREAKFAST ROOM
13' 11" x 8' 8" (4.24m x 2.64m)
Floor standing cupboard and drawer units with granite worktops, wall cupboards, sink unit, granite breakfast bar, Neff integrated oven, grill and microwave, four burner ceramic hob unit with extractor hood above, wine cooler, tiled floor.

UTILITY ROOM
5' 6" x 5' 4" (1.68m x 1.63m)
Stainless steel single drainer sink unit, cupboards under, plumbing for washing machine.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING
Access to loft, cylinder and airing cupboard.

MASTER BEDROOM
13' 7" x 10' 8" (4.14m x 3.25m)
Two built in double wardrobes.

ENSUITE SHOWER ROOM
9' 3" x 4' 8" (2.82m x 1.42m)
White suite comprising pedestal hand basin and low flush W/C, shower cubicle with shower, tiled floor, shaver point.







BEDROOM NO. 2
12' 6" x 11' 10" (3.81m x 3.61m)
Two built in triple wardrobes with sliding mirrored doors.

BEDROOM NO. 3
10' 8" x 9' 10" (3.25m x 3.00m)

BEDROOM NO. 4
11' 6" x 10' 0" (3.51m x 3.05m)

BATHROOM
7' 3" x 5' 6" (2.21m x 1.68m)
White suite comprising panel bath with mixer shower, low flush W/C and vanity unit with inset hand basin, lit mirror fitting, two bathroom cabinets, tiled floor, fully tiled walls.

OUTSIDE
Integral GARAGE 15'6" x 7'9" plus recess, up and over door, power and light, Worcester oil fired central heating boiler (2023). Tarmacadam parking space for two cars. Pedestrian access to both sides of house. Summer house. Outside tap. Exterior lighting.

GARDENS
The front garden is gravelled with a specimen tree. The rear garden is lawned with specimen trees, flower and herbaceous borders and a raised deck (about 21' x 13'6")

SERVICES
Mains water, electricity and drainage.

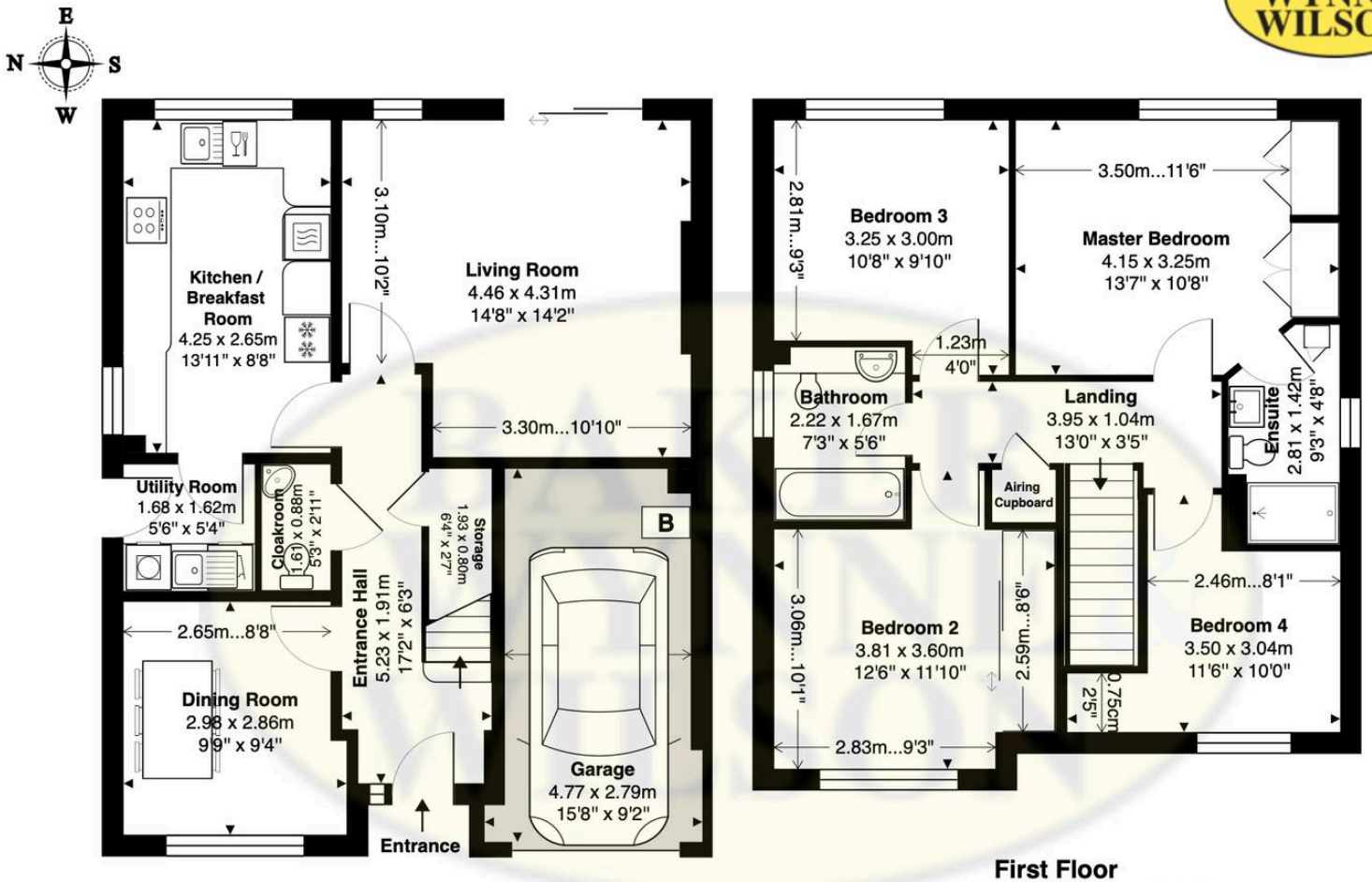
TENURE
Leasehold. 999 years from 2002. Service Charge: £12 per month
Ground Rent: Approx £300 per annum.

VIEWING
By appointment with Baker, Wynne & Wilson.









Ground Floor
Includes Garage
Floor Area: 65.6 m² ... 707 ft²

First Floor
Floor Area: 58.0 m² ... 624 ft²

8 EATON WAY, AUDLEM, CREWE, CHESHIRE, CW3 0JR

Approximate Gross Internal Area: 123.7 m² ... 1331 ft² Includes Garage

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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