



2 Emberton Place, Audlem

Guide Price £220,000



in association with



2 Emberton Place

Audlem, Crewe

This property offers flexible accommodation arranged over two floors and is situated within a quiet residential location close to Audlem village centre. The ground floor includes a bright entrance hall providing access to a downstairs shower room and an additional reception room/bedroom positioned to the front of the property, making it suitable for use as a dining room, study or third bedroom.

To the rear, there is a spacious living room with large double glazed windows allowing plenty of natural light. The kitchen is fitted with matching wall and base units along with an integrated oven, Bosch electric hob and integrated dishwasher. Off the kitchen there is a conservatory providing access to the rear garden, along with a separate utility room with side access to the property.

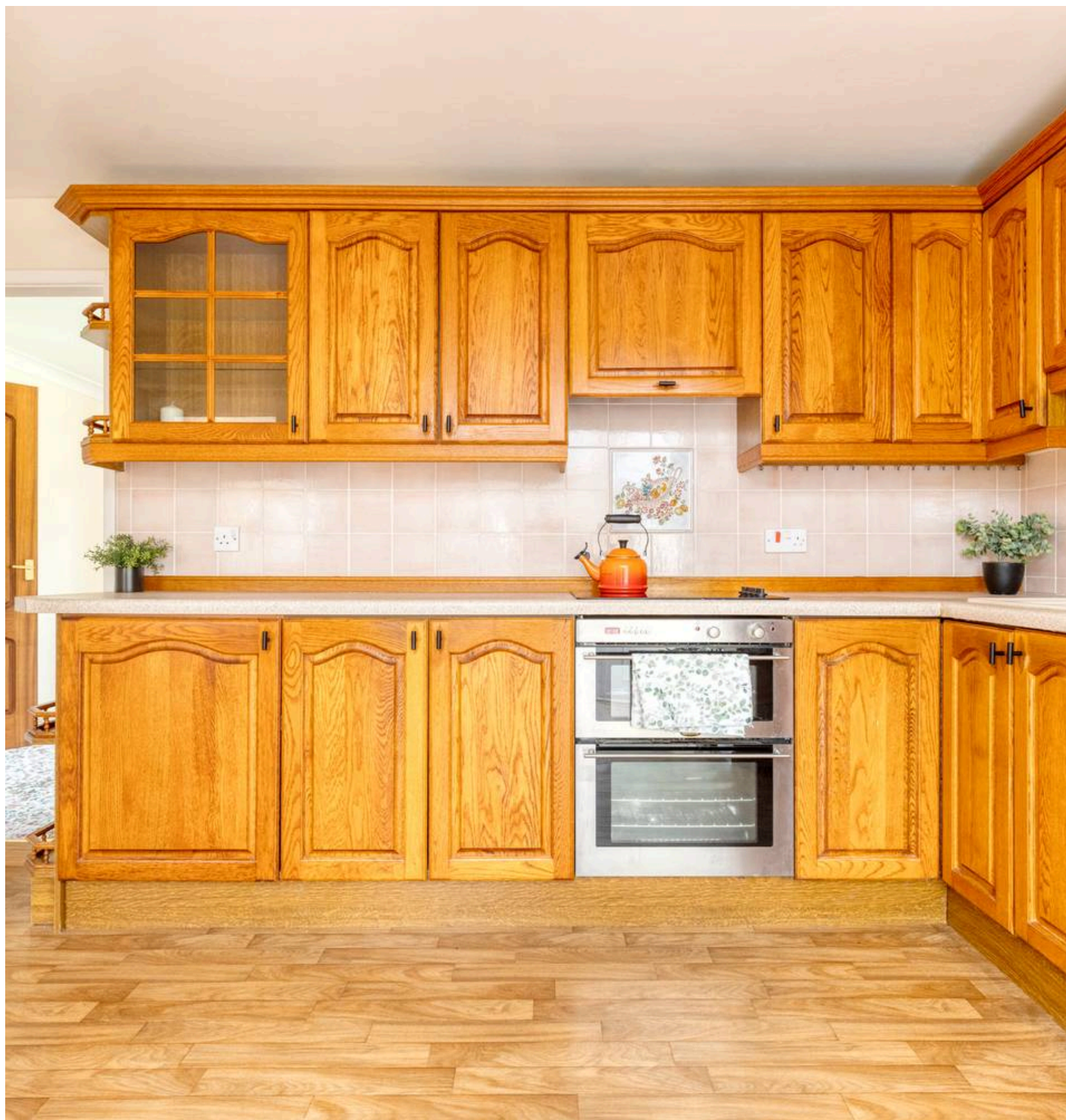
Upstairs, the property offers two bedrooms, one of which benefits from fitted wardrobes, while both rooms include useful eaves storage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



2 Emberton Place

Audlem, Crewe

- 3 Bedroom Dorma Bungalow
- Village Location
- Cul-De-Sac Location
- Private Low Maintenance Rear Garden





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GARDEN

Externally, the rear garden has been designed for low maintenance and includes flagged patio areas, mature shrubs, fenced boundaries and hedging providing a good level of privacy. To the rear of the garden there is a large shed with power. The property also benefits from side gate access leading to the front.

ON STREET

2 Parking Spaces

To the front of the property there is green space along with ample on-road parking nearby, with potential for off-road parking subject to the necessary permissions.





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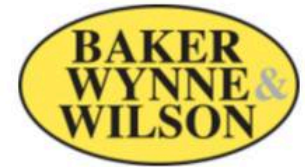




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Ground Floor
Floor Area: 62.1 m² ... 669 ft²



First Floor
Excludes Eaves Storage
Floor Area: 28.5 m² ... 307 ft²



Workshop
Floor Area: 12.4 m² ... 133 ft²

2 EMBERTON PLACE, AUDLEM, CREWE, CHESHIRE, CW3 0HL

Approximate Gross Internal Area: 103.0 m² ... 1109 ft² (Including Workshop, excluding eaves storage)

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.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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