



Helping *you* move



26 Mckelvey Way, Audlem, Crewe,  
Cheshire, CW3 0FJ

A Beautifully Presented Three Bedroom Detached House in  
Sought After Village Location

Offers In Excess Of  
**£330,000**

## Overview

- Immaculately Presented Detached House
- Entrance Hall, Ground Floor W.C.
- Lounge, Dining Kitchen
- Three Bedrooms, Ensuite, Bathroom
- Lawned Frontage, Driveway Parking
- Enclosed Rear Garden with Patio Area
- Well Presented Throughout
- Anwyl Homes Build
- Council Tax Band - D
- Energy Rating - C



This lovely modern detached property is situated on an attractive residential development on the outskirts of the much sought after village of Audlem.

This beautifully presented home offers spacious accommodation and with all the blinds and light fittings included, it is ready for its next lucky owner to be moved straight into. Also, as the property was a brand-new build when the current owner purchased, it is still covered by the 10 Year NHB Guarantee.

You enter into the welcoming light and airy hallway with attractive tiled flooring, that leads into a stunning open plan dining kitchen with integrated Zanussi double oven, dishwasher and washer dryer, breakfast bar, a useful built in storage cupboard and patio doors to the rear garden. The good-sized lounge has an electric flame effect fireplace with a marble feature surround and a neutral carpet. There is also a guest w/c to the ground floor. Continuing to the first floor from the landing which has another large built in storage cupboard, is a generous family bathroom with a panelled bath with mixer shower attachment, wash hand basin, w/c and a ladder towel rail. All the three bedrooms are at least doubles in size, with the principal having the benefit of an en-suite shower room.

## Location

Situated on the outskirts of Audlem, a pretty, thriving village on the Cheshire/Shropshire border - full of charm, with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path.

The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury, Chester and The Potteries being within commutable distance.



# Your **Local** Property Experts

## 01630 653641



Externally, to the front there is driveway parking for two cars, a lawned garden plus a range of ornamental planting. Gated side access leads to the rear which has a fully enclosed lawned garden with a paved patio area. There is a handy shed at the side which is also included.

This lovely, detached house really does need to be viewed to appreciate all that it has to offer - so don't delay and call the team at our Market Drayton office to arrange a viewing.



**DIRECTIONS:** From Market Drayton take the A525 Audlem Road, travelling through Adderley and then, at the T-junction, turn right. Then left in front of the church onto A529 Cheshire Street. Turn left onto McKelvey Way and left again where the property is located on the right hand side.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

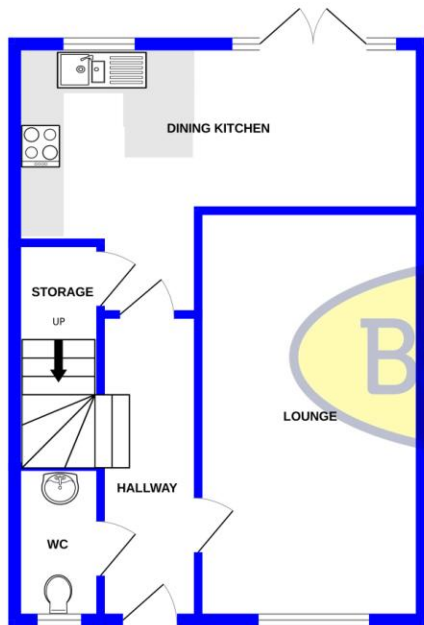
**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

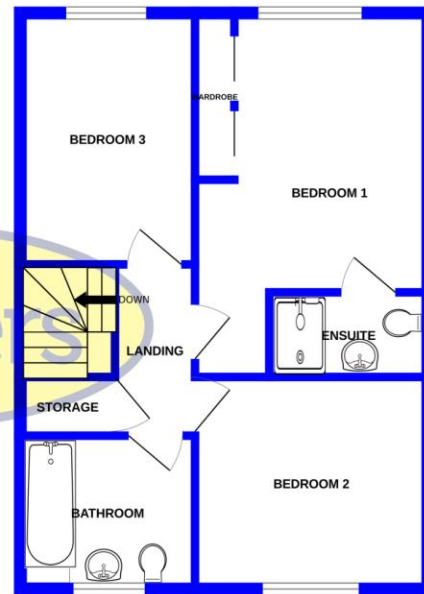
**SERVICES:** We are advised that mains electric, water and drainage and LPG central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

# Helping *you* move

GROUND FLOOR  
46.3 sq.m. (498 sq.ft.) approx.



1ST FLOOR  
46.3 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA: 92.6 sq.m. (996 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENTS:** Tower House, Maer Lane,  
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