



9 Marshall Drive, Audlem, CW3 0FN
£355,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Entrance Hall

Spacious entrance hall, radiator and staircase to the first floor access to the lounge and dining kitchen.

Cloakroom / WC

Fitted with a wash basin and WC, radiator and tiled splashback.

Lounge 16'4" x 10'7" (4.98m x 3.25m)

A comfortable living room with a front facing bay window providing open views. Fitted radiator and television point.

Kitchen / Dining Room 20'6" x 10'7" (6.26m x 3.25m)

A large open plan kitchen and dining space with French doors leading to the rear garden. The kitchen is fitted with a range of wall and base units. Appliances include a five ring gas hob with extractor, built in double oven, integrated fridge freezer and dishwasher.

Utility Room 8'4" x 5'6" (2.55m x 1.68m)

Matching units to the kitchen and sink, plumbing for washing machine, wall mounted Worcester boiler, radiator and external access door to the rear garden.

Integral Garage 16'8" x 8'2" (5.10m x 2.50m)

Up and over door, power and lighting.

First Floor

Landing

Bedroom One 13'6" x 10'6" (4.12m x 3.22m)

Double bedroom overlooking the rear garden with fitted wardrobes. Access to:

En Suite 8'6" x 4'11" (2.60m x 1.50m)

Corner shower cubicle with tiled enclosure, pedestal wash basin, WC, chrome towel radiator and window.

Bedroom Two 12'5" x 8'2" (3.80m x 2.50m)

Front facing double bedroom with fitted wardrobes and countryside views.

Bedroom Three 10'0" x 7'7" (3.05m x 2.32m)

Rear facing double bedroom with radiator.

Bedroom Four 7'6" x 6'11" (2.30m x 2.11m)

Single bedroom currently used as a study, overlooking the rear garden.

Bathroom 8'9" x 8'0" (2.67m x 2.44m)

Fitted with a panelled bath with shower over, wash basin and WC. Chrome towel radiator, tiled walls and window.

Exterior

The property occupies a small, private close with open rural views to the front.

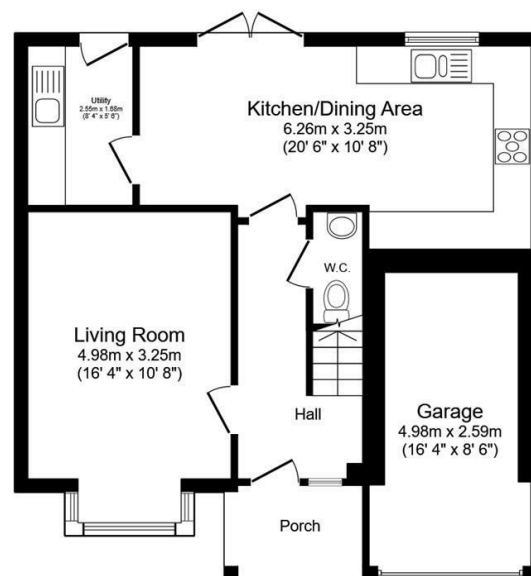
The front garden is mainly laid to lawn with a double width driveway leading to the integral garage.

To the rear, there is a landscaped garden enclosed by timber fencing, with a paved patio, lawn, planted borders.

Location

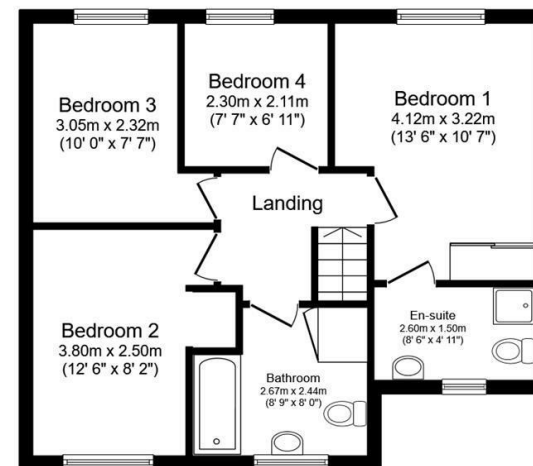
Marshall Drive forms part of a small modern development on the edge of Audlem village, a highly regarded and picturesque South Cheshire location. The village offers shops, a primary school, medical centre, cafés and pubs, as well as scenic walks along the Shropshire Union Canal.

Audlem is approximately 7 miles from Nantwich, 13 miles from Whitchurch, and within easy reach of Crewe railway station and the M6 motorway, providing strong commuter links to the wider region.



Ground Floor

Floor area 63.5 sq.m. (683 sq.ft.)



First Floor

Floor area 52.5 sq.m. (565 sq.ft.)

Total floor area: 115.9 sq.m. (1,248 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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