



82 CHESHIRE STREET, AUDLEM, CHESHIRE, CW3 0HE

Approximate Gross Internal Area: 139.6 m² ... 1502 ft² (excluding eaves storage, garage / workshop, utility)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House EPC Ltd 2022. Copyright.



MISREPRESENTATION ACT 1967.

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Wonderfully set back in delightful gardens & a short stroll of the picturesque centre of Audlem village. This superbly appointed & incredibly versatile detached four bed, two bath residence has much flexibility with a house or indeed dormer bungalow configuration to suit buyers specific needs. The fine home boasts a charming living room with super vista to the front whilst the contemporary spacious kitchen diner opens to a wonderful Garden Room with pretty rear garden view. Originally built in 1960 & substantially reconfigured and extended by the present owners, the property offers outstanding modern amenities for comfortable living. One of the standout features of this property is the extremely large driveway with ample parking & detached garage. Whether you're looking for a family home with room to grow or a peaceful retreat in the heart of Cheshire, this property offers the perfect blend of comfort & convenience. Oil fired C.H. & UPVC D.G Throughout.

DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the charming village of Audlem where the pretty 'green' area is observed on the left hand side, the property will be observed on the right hand side.

DESCRIPTION

Wonderfully set back in delightful gardens & a short stroll of the picturesque centre of Audlem village. This superbly appointed & incredibly versatile detached four bed, two bath residence has much flexibility with a house or indeed dormer bungalow configuration to suit buyers specific needs.

The fine home briefly comprises;

Open porch, roomy Entrance Hall with stairs rising to the first floor, charming naturally light Living Room with fireplace & super vista to the front over the garden, whilst the contemporary spacious Kitchen Diner opens to a wonderful Garden Room with pretty rear garden view, Bedroom One, Bedroom Four / Sitting Room, Bathroom. First Floor Landing, Bedroom Two, Bedroom Three and Bath & Shower Room.

Originally built in 1960 & substantially reconfigured and extended by the present owners, the property offers outstanding modern amenities for comfortable living.

One of the standout features of this property is the extremely large driveway with ample parking and turning provision plus the super detached garage with electric roller door. The front lawned garden features well stocked borders and pleasant hedged screening to the front whilst the vista across the the 'green' space is delightful.

The superb private lawned rear garden is a wonderful space in which to relax & entertain, with ample space for greenhouse, hot tub etc if required, there is also a gravelled seating area directly to the rear of the property ideal for BBQ's etc. There is a timber shed, oil tank & well established evergreen hedge to the rear by the well stocked planted border making the space an absolute joy to appreciate and spend time in.

Whether you're looking for a family home with room to grow or a peaceful retreat in the heart of Cheshire, this property offers the perfect blend of comfort & convenience. Oil fired C.H. & UPVC D.G Throughout.

AUDLEM VILLAGE

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary

school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

OPEN PORCH

ENTRANCE HALL

(10'9 x 9'8) ((3.28m x 2.95m))

LIVING ROOM

(14'4 x 13'7) ((4.37m x 4.14m))

KITCHEN DINER

(22'9 x 9'8) ((6.93m x 2.95m))

GARDEN ROOM

(14'4 x 12'4)

BEDROOM FOUR / SITTING ROOM

(13'7 x 12'9) ((4.14m x 3.89m))

BEDROOM ONE

(13'5 x 11'11) ((4.09m x 3.63m))

BATHROOM

(7'6 x 7'0) ((2.29m x 2.13m))

FIRST FLOOR LANDING

BEDROOM TWO

(12'5 x 11'6) ((3.78m x 3.51m))

BEDROOM THREE

(11'6 x 10'0) ((3.51m x 3.05m))

BATH & SHOWER ROOM

(9'10 x 6'7) ((3.00m x 2.01m))

EXTERIOR

The property benefits from being well set back behind a charming lawned & planted front garden with mature hedging to the front.

There is an excellent spacious gravelled driveway which provides extensive off road parking. Secure gated access to the wonderful peaceful rear garden with a spacious shaped lawn, gravelled seating area & space for greenhouse or hot tub etc. There is a richly stocked border providing colour & interest and a timber shed, oil tank & delightful mature evergreen hedge providing a superb degree of privacy. DETACHED SINGLE GARAGE (19'5 x 8'10) with electrically controlled remote roller door, light, power & personal door to the side.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Mains drainage.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall

Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening

Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.