



146 AUDLEM ROAD | NANTWICH | CHESHIRE | CW5 7EB | £450,000





Standing in a highly regarded & convenient location, the extremely well appointed, naturally light and surprisingly spacious three bedroom, two bathroom detached dormer bungalow boasts extremely versatile accommodation over two beautifully presented floors painted in fresh white and featuring a spectacular quality German kitchen, pocket doors to the dining room/ bedroom etc, stunning herringbone wood flooring and soft sage green external paintwork elevating to the property substantially into a particularly desirable & distinctive home.

Briefly comprising; Spacious Entrance Hall with built in under stairs cloaks cupboard, high specification German designed kitchen with integrated appliances including Neff 'bake off' style oven & warming drawer, sleek 'double opening pocket doors' providing flexible elegance to the Formal Dining Room which could easily be used as a bedroom or perhaps family room, Living Room with sliding patio doors to the rear garden & rear, Bedroom One, Bathroom / Utility Room. First Floor Landing, Bedroom Two, Shower Room, Bedroom Three. Boasting impeccable internal decoration throughout, there are generous gardens to the front & rear enabling buyers to fully immerse themselves in the perfect place to sit, relax & entertain.

Single Garage & extensive driveway to the front and side.

UPVC D.G. & UPVC D.G.

**AN INSPIRING NEWLY RENOVATED & SUBSTANTIALLY ENHANCED RESIDENCE  
OFFERING DESIRABLE CHIC AND STYLISH LIVING FOR DISCERNING BUYERS.  
WITHIN WALKING DISTANCE OF THE TOWN CENTRE, IN SCHOOL CATCHMENTS  
WITHIN EASY REACH OF NEARBY TRANSPORT LINKS.**

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agent's Nantwich office over the level crossing on Wellington Road, which continues into Audlem Road. At the traffic lights by Brine Leas School continue along Audlem Road passing 'The Globe' public house and proceed. The property will be observed standing on the corner of Halfpenny Close.

#### NANTWICH

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;

ENTRANCE HALL

STUNNING CONTEMPORARY KITCHEN

FORMAL DINING ROOM (POTENTIAL BEDROOM / OFFICE)













LIVING ROOM



BEDROOM ONE





BATHROOM & UTILITY







FIRST FLOOR LANDING







BEDROOM TWO



BEDROOM THREE







SHOWER ROOM







## EXTERIOR

The property boasts a superb spacious corner plot in a popular location within walking distance of the town centre. There is an extensive stoned driveway accessed through brick pillars which provides wonderful off road parking space which extends to the side of the property in turn leading to the garage. Pretty planting & low brick wall to the front boundary offer an attractive feature. The rear of the property is a fantastic space being predominantly laid to lawn with newly seeded patch (which would also make an ideal vegetable plot). Greenhouse, various attractive specimen shrubs & trees all help create a delightful spot in which to relax, entertain or indeed further cultivate the generous gardens pace. Directly to the rear of the property is a generous paved patio which if required provides buyers with the space to extend the existing ground floor accommodation if required & subject to any necessary consents.

## DETACHED SINGLE GARAGE

## EPC RATING:

## COUNCIL TAX BAND:

## SERVICES

All mains water, electricity, gas & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. 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

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](mailto: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](mailto: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.





FLOOR PLANS PENDING



Wright Marshall  
Estate Agents

**Tel : 01270 625410**

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