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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Nestled in the charming rural village of Buerton within easy reach of local amenities, this delightful two double bedroom detached true bungalow offers a serene lifestyle in a superb cul-de-sac location. The pleasant well thought out accommodation is ideal for couples, small families, or those seeking a peaceful retreat. The well-appointed living spaces provide ample room for both entertaining and everyday living. One of the standout features of this property is the excellent view over the fields to the rear, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your home. For those with multiple vehicles, the property offers generous parking for up to five vehicles (including integral single garage). This home is not just a property; it is a lifestyle choice, offering the perfect blend of rural charm and modern living. With its picturesque surroundings and spacious interiors, this bungalow is a wonderful opportunity for anyone looking to settle in a peaceful village.

DESCRIPTION

Nestled in the charming rural village of Buerton within easy reach of local amenities, this delightful two double bedroom detached true bungalow offers a serene lifestyle in a superb cul-de-sac location. The pleasant well thought out accommodation is ideal for couples, small families, or those seeking a peaceful retreat. The well-appointed living spaces provide ample room for both entertaining and everyday living. The super accommodation briefly comprises; Entrance Hall, Living Room with fireplace opening to Dining Room, Kitchen & Conservatory. Bedroom One with bespoke fitted wood wardrobes, Bedroom Two & Modern Shower Room. One of the standout features of this property is the excellent view over the fields to the rear, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your home. For those with multiple vehicles, the property offers generous parking for up to five vehicles (including integral single garage). This home is not just a property; it is a lifestyle choice, offering the perfect blend of rural charm and modern living. With its picturesque surroundings and spacious interiors, this bungalow is a wonderful opportunity for anyone looking to settle in a peaceful village.

DIRECTIONS

Take the A529 Audlem Road out of Nantwich and continue for approximately 7 miles into Audlem village. Upon reaching the village square turn left onto the A525 Woore Road, continue along Woore Road to the village of Buerton. Turn left into Windmill Lane and right into Vernon Drive, bear right into Schoolfield Close where the property will be observed on the left hand side.

BUERTON & AUDLEM VILLAGE

Buerton is a village about 7 miles south of Nantwich and 1.5 miles east of the village of Audlem, on the border of Cheshire & Shropshire.

Nearby villages also include:- Adderley, Bridgemere, Hankelow, Hatherton, Hunsterson & Woore. Buerton Primary School in Buerton village closed in 2006. the parish falls within the catchment areas of Audlem St James C E Primary School in Audlem & Brine Leas High School in Nantwich.

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.

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

UPVC double glazed wood grain effect entrance door. Stunning Oak flooring, excellent built in storage, radiator, telephone point.

LIVING ROOM

16'6 x 11'9 (5.03m x 3.58m)
Well proportioned & featuring an attractive open fireplace (not tested) with hearth and characterful wooden surround, radiator, ceramic tile floor, TV aerial point, uPVC double glazed window to the front elevation. Open to the Dining Room.

DINING ROOM

11'11 x 7'10 (3.63m x 2.39m)
Radiator, uPVC double glazed double opening doors to the Conservatory. Open to the Kitchen.

CONSERVATORY

8'2 x 8'1 (2.49m x 2.46m)
UPVC Double glazed windows upon low brick wall, ceramic tile floor, sliding patio doors to the garden.

KITCHEN

11'11 x 7'10 (3.63m x 2.39m)
Presented in a vintage curated style with free standing units including a bespoke base unit with wooden work top & undermounted Belfast style sink with traditional style mixer tap. Large free standing antique cabinet with drawers & glazed upper cupboards. Additional base level side unit with wooden work surface. UPVC Double glazed window to the rear with pleasant outlook over the garden towards open fields beyond. Space for freestanding electric cooker, space & plumbing for washing machine, uPVC double glazed door to the rear.

SHOWER ROOM

Modern fittings including large walk in shower with fixed screen & large over head shower. Low level WC, pedestal wash hand basin, recessed ceiling spot lights, chrome heated towel rail / radiator, attractive tile floor.

BEDROOM ONE

12'2 max x 11'0 max (3.71m max x 3.35m max)
(Double). Characterful bespoke hand built solid wood fitted wardrobes, cupboards & drawers, uPVC double glazed window to the front elevation, radiator,

BEDROOM TWO

10'10 x 7'10 (3.30m x 2.39m)
(Double) Radiator, uPVC double glazed window to the rear elevation with garden vista & view beyond towards the open fields.

ATTACHED SINGLE GARAGE

Highly attractive bottle green coloured up & over door, power, light & personal door to the side.

EXTERIOR

The delightful property stands in easy to maintain practical gardens featuring a double width driveway & gravelled frontage providing excellent parking provision. Side access leading to the enclosed rear garden being extensively paved and with decorative chippings with split level seating and entertaining areas. Established Lauren & Holly hedges. Timber ranch style fencing to the rear boundary enabling a pleasurable aspect over the adjoining fields.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). Oil fired 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

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

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: E-mail: . 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 , 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; , 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.