



51 AUDLEM ROAD | NANTWICH | NANTWICH | CHESHIRE | CW5 7DT | OIRO £315,000



51 Audlem Road, Nantwich, Cheshire, CW5 7DT

Standing in an incredibly convenient location within walking distance of the town centre and in outstanding school catchment areas, the delightful, highly attractive period three bedroom semi detached home with the potential extend the existing accommodation, if required & subject to necessary consents.

The superb accommodation briefly comprises;

Period entrance door to the beautifully presented Entrance Hall, Cloaks/WC, delightful Kitchen/Diner with garden aspect, opening to Living Room with bay window.

First floor landing, Bedrooms One, Two and Three, Bathroom.

Gravel driveway to the front providing ample off road parking. An excellent size lawned rear garden enjoys not being directly overlooked, being a pleasant secure family friendly space. uPVC double glazing and Gas central heating.





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and continue to the mini roundabout. Turn right, passing Morrisons Supermarket and at the next roundabout turn left into Wellington Road, proceeding over the level crossing. Continue along Wellington/Audlem Road (A529) towards Brine Leas Academy, where the property will be observed on the left hand side.

SCHOOLS

The property is not only within walking distance of the town centre, but also within a short walk of a family friendly pub, Co-Op store & other shops.

High demand for properties in the area is mainly due to the excellent schools, both primary & secondary being close by, particularly Brine Leas Academy which is a very short distance away.

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:-

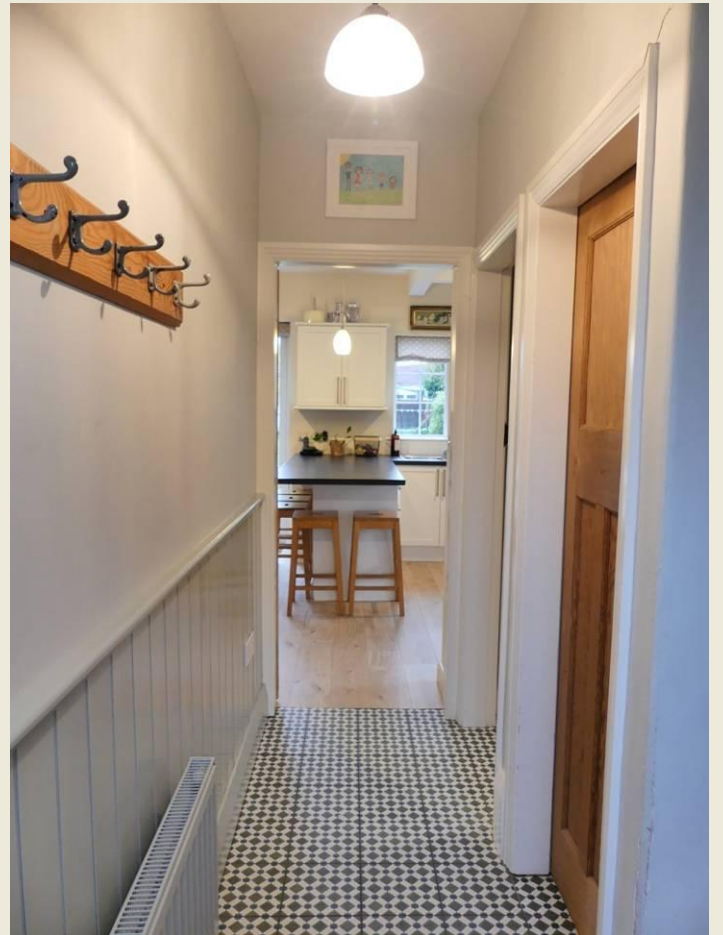
With approximate dimensions, comprises;

ENTRANCE HALL

Beautiful period entrance door, ceiling light point, stunning tile floor with under floor heating, part paneling, stairs rising to the first floor.

CLOAKS/WC

Low level WC, pedestal wash hand basin, ceiling light point, window to the side, radiator, attractive flooring with under floor heating.





KITCHEN DINER

An extremely light and spacious kitchen /diner with ample space to relax and entertain. The kitchen itself is comprehensively well equipped with an attractive range of wall, base and drawer units with breakfast peninsula and roll top laminate work surfaces with inset 1.5 bowl stainless steel sink unit. Integrated appliances include: hob, electric oven & dishwasher. Space & plumbing for washing machine. Ceiling light points, uPVC double glazing to the rear with pleasant garden outlook, uPVC double glazed French doors, attractive flooring. uPVC double glazed door to the side. Ample space for table & chairs. Open to the charming Living Room.







LIVING ROOM

A particularly comfortable, light room with ceiling light point, radiator, large uPVC double glazed bay window to the front elevation, TV and telephone points, attractive flooring.





FIRST FLOOR LANDING

Ceiling light point, uPVC double glazed window to the side elevation.

BEDROOM ONE

An excellent size room with a wonderful outlook over the rear garden. Ceiling light point, uPVC double glazed window to the rear, double fitted wardrobes, exposed wood floor.





BATHROOM

Attractively well appointed with ceiling light point, radiator, uPVC double glazed window to the front elevation, panelled bath, ceiling light point, part tiled walls and floor, pedestal wash hand basin, low level WC.



BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window to the front elevation.





BEDROOM THREE

Ceiling light point, uPVC double glazed window to the side elevation.

EXTERIOR

The property stands back from the road behind an attractive mature hedge, there is ample off road parking to the front.

The rear garden is of an excellent size being particularly family & pet friendly. Featuring a large lawn and patio area, hedging to the boundaries and gated side access.

A highly attractive feature of the property is that it is not directly overlooked to the rear, which is a real benefit.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & 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

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.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.

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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.

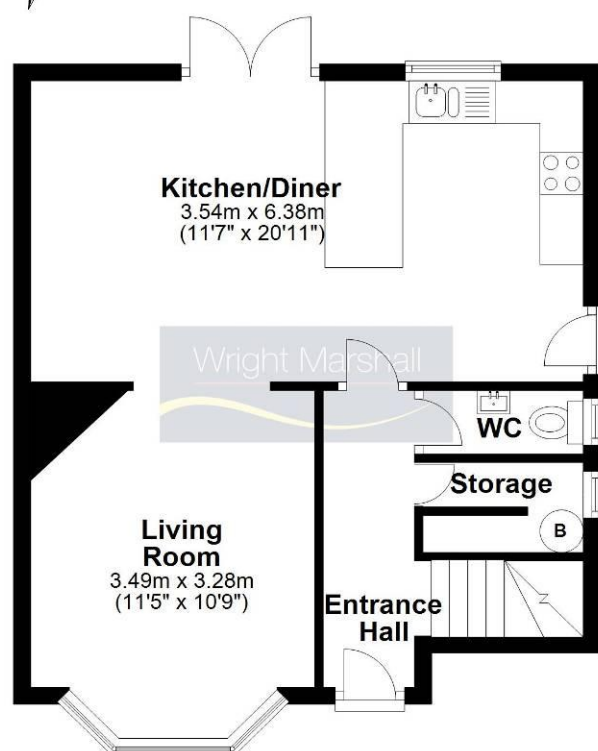
Your home may be repossessed if you do not keep up repayments on your mortgage.





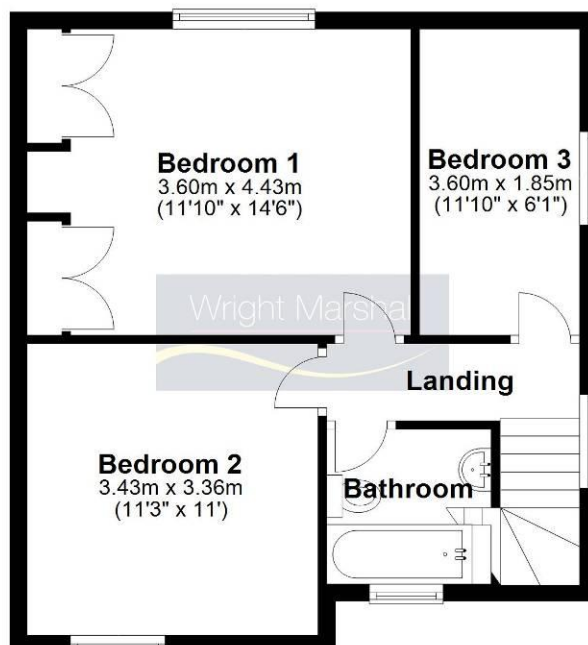
Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Wright Marshall
Estate Agents

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