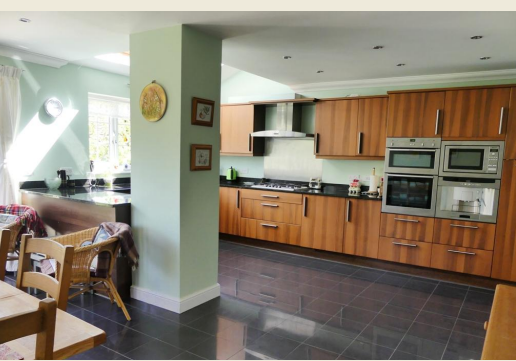




3 MATTHEWS WAY | AUDLEM | CHESHIRE | CW3 0LT | £550,000



3 Matthews Way, Audlem, Cheshire, CW3 0LT

An incredibly desirable, well appointed and substantial double fronted four bedroom, three bathroom detached house, circa 2009 built by Greenleaf Homes, standing in a discreet and sought after position within the highly desirable & charming village of Audlem with its varied amenities.

The accommodation briefly comprises; Entrance Hall, Cloaks/WC, Kitchen Dining Family Room, Utility Room, Living Room, Formal Dining Room, Office/Playroom.

Galleried First Floor Landing, Master Bedroom One with Ensuite, Bedroom Two with Ensuite, Bedroom Three, Bedroom Four, Family Bath & Shower Room, Bedroom Five.

Integral Double Garage with double width driveway.

Pleasant well stocked and lawned front & rear gardens.

UPVC Double Glazing and LPG central heating.

MUST BE VIEWED TO BE FULLY APPRECIATED





DIRECTIONS

Proceed from the agents Nantwich office along hospital street to the mini roundabout and turn right, passing Morrisons supermarket. At the roundabout turn left into Wellington/Audlem Road (A529), proceeding over the level crossing. Continue for approx. 7 miles to the village of Audlem. At the junction by the church, turn right on Shropshire Street and continue into Whitchurch Road. Take the right turn into Moorsfield Avenue and turn right into Matthews Way, where the property will be observed on the right hand side

AUDLEM

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.



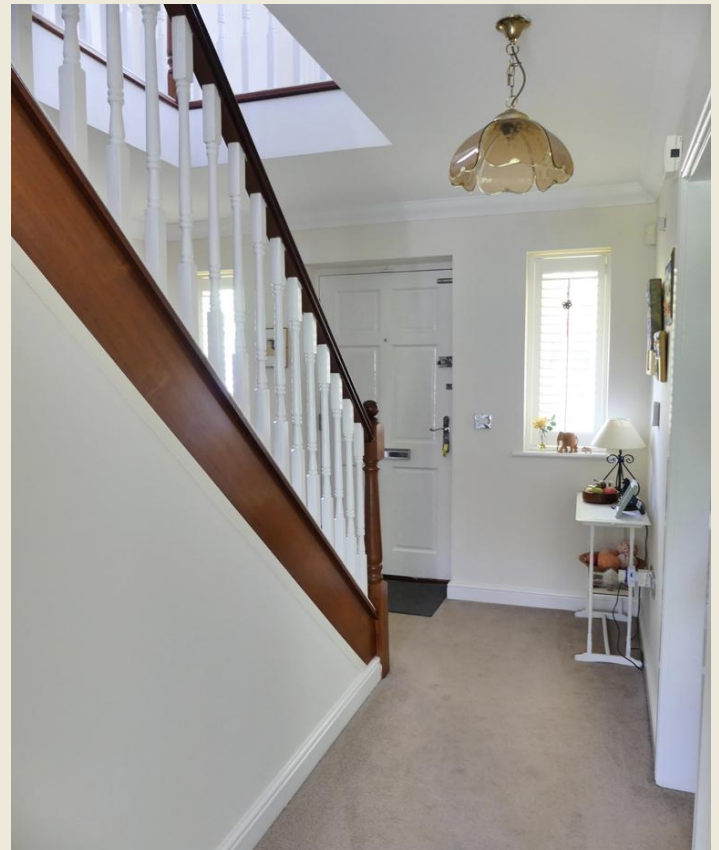
THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH

ENTRANCE HALL

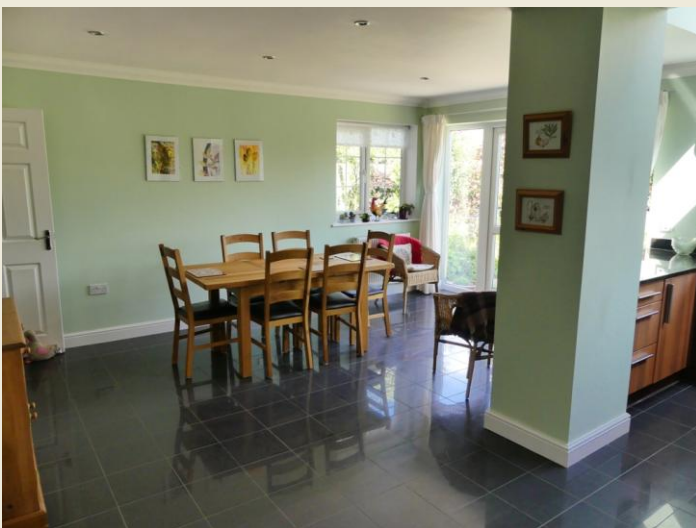
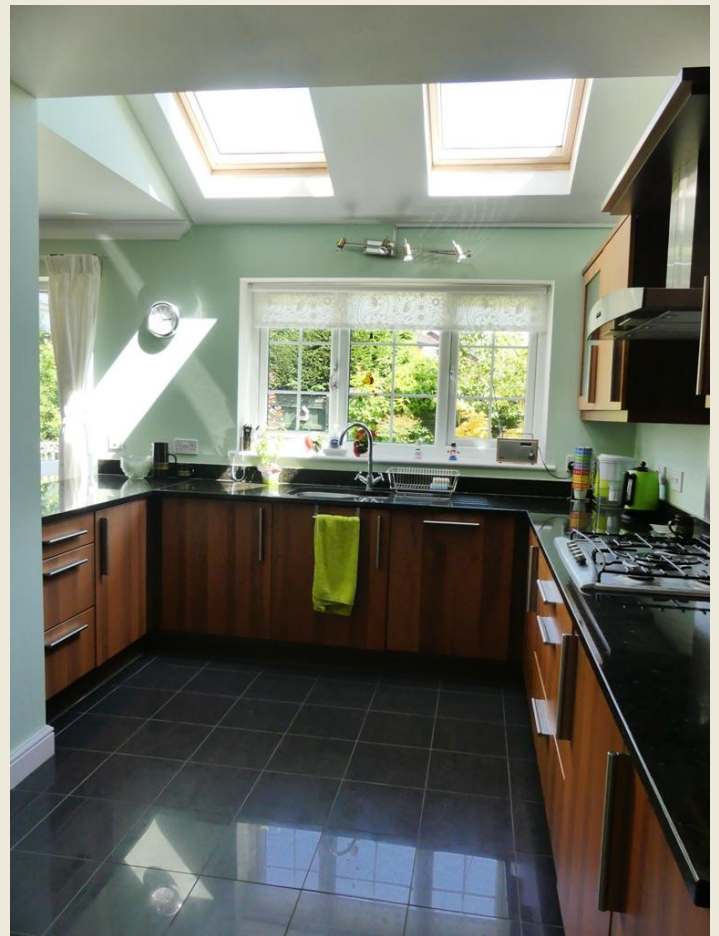
(16'8" x 9'6")





KITCHEN DINING FAMILY ROOM
(19'7" x 17'0")

UTILITY ROOM
(9'8" x 5'11")





LIVING ROOM
(18'1" x 14'2")



FORMAL DINING ROOM
(14'2" x 10'8" plus bay)



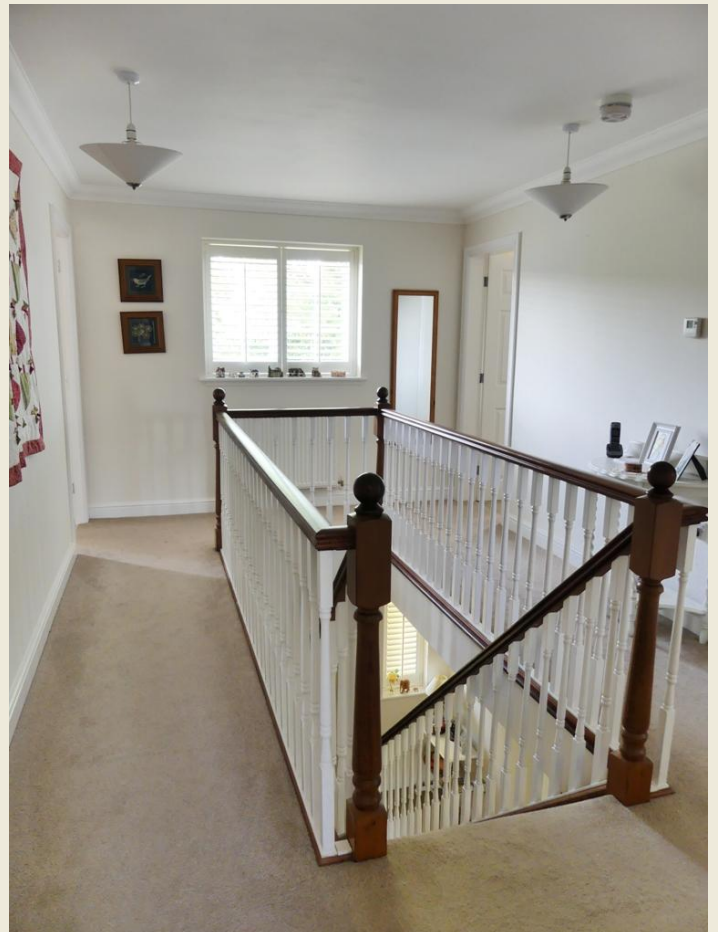


OFFICE / PLAYROOM
(11'5" x 9'8")

CLOAKS / WC
(5'11" x 5'8")



GALLERIED FIRST FLOOR LANDING
(16'8" overall x 9'7" overall)





MASTER BEDROOM ONE
(14'2" max red to 8'10" x 11'11" max red to 6'6")

ENSUITE SHOWER ROOM
(7'3" x 4'11")

BEDROOM TWO
(14'2" max overall x 9'0" max overall)

ENSUITE SHOWER ROOM
(5'6" x 7'3")





BEDROOM THREE
(13'8" overall x 11'6" plus recesses)



FAMILY BATH & SHOWER ROOM
(9'9" x 9'2")





BEDROOM FOUR
(16'6" max into wardrobe x 9'9")



BEDROOM FIVE
(12'4" x 9'9")



INTEGRAL DOUBLE GARAGE
(18'1" x 17'5")

EXTERIOR

The property boasts stunning gardens to both the front & rear. Lawned frontage with planting & pathway leading to the highly attractive entrance porch. Paved double width driveway & integral garage. Side access to the rear garden. The rear garden is incredibly richly planted with deep well stocked borders & lawn. Paved patio & pathway. Cold water tap.



EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

All mains water, electricity and drainage are connected (subject to statutory undertakers costs & conditions).

Propane gas central heating with underground tank.

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 & PLAN/S

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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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.





FLOOR PLANS PENDING



Wright Marshall
Estate Agents

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