



3 Little Heath Barns Cheshire Street, Audlem, Crewe, Cheshire, CW3 0HE
Guide Price £349,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE AND WELL APPOINTED BARN CONVERSION WITH A BRICK DOUBLE CARPORT AND STORE, SET WELL BACK FROM THE ROAD IN GOOD SIZED GARDENS, HALF A MILE FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance hall, cloak room, living room, kitchen, landing, bedroom 1, bedroom 2 with mezzanine, bathroom, double glazed windows, LPG central heating, double car port with secure brick store, car parking space, south west facing rear garden,

DESCRIPTION

No. 3 Little Heath Barns is constructed of brick under a tiled roof and approached from Cheshire Street over a shared, sweeping drive. Renovated by Markden Homes 2009 the property offers a characterful and light living space with contemporary fixtures and fittings in an enviable village setting.

LOCATION AND AMENITIES

The award winning village of Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. Also of interest is the Shropshire Union Canal which runs close to the village centre and the former grammar school (now a retirement home) which is well preserved and was built during the reign of James I. Audlem has a medical practice, chemist, primary school, local COOP, three cafes, three public houses and a range of shops.

The high school for Audlem is the well respected Brine Lees school and BL6 form on Audlem Road, Nantwich.

Nantwich 6 miles, Market Drayton 6 miles, Crewe 10 miles, Newcastle under Lyme 14 miles, Stoke on Trent 15 miles, Shrewsbury 25 miles, Chester 26 miles. Intercity rail Network at Crewe (London Euston 90 minutes, Manchester 40 minutes), M6 motorway (junction 16) 10 miles.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6 miles in to Audlem and the property is located on the right hand side, opposite the green.

THE ACCOMMODATION

with approximate measurements

ENTRANCE HALL

Porcelanosa tiled floor, inset ceiling lighting, cupboard housing Glowworm LPG gas central heating boiler.

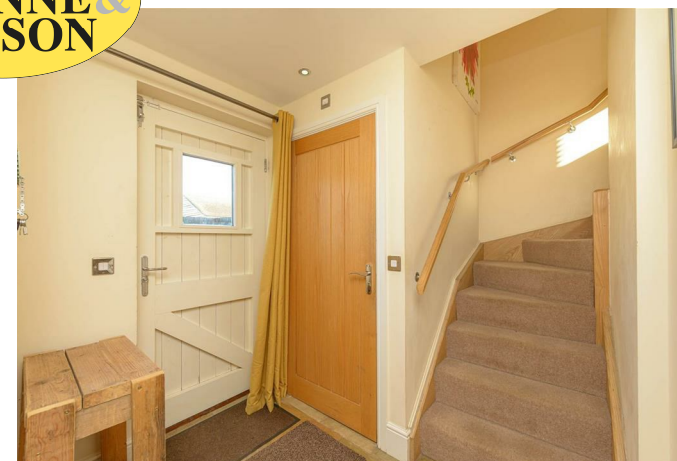
CLOAKROOM

White suite comprising low flush WC and hand basin, half tiled walls, Porcelanosa tiled floor, radiator.

LIVING ROOM

18'10" x 11'9"

Natural brick fireplace and chimney breast with stone hearth and wood burning stove, double glazed French windows to front and rear, oak floor, ceiling beam, four wall lights, two radiators.





KITCHEN

13'0" x 11'7"

Bespoke fitted kitchen comprising floor standing cupboard and drawer units with granite worktops, wall cupboards, wine rack, 1 1/2 bowl stainless steel sink unit with cupboards under, integrated oven and grill and five burner gas hob unit with extractor hood above, integrated dishwasher and fridge freezer, Porcelanosa tiled floor, inset ceiling lighting, ceiling beam, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

15'9" x 6'8"

Oak laminate floor.

BEDROOM 1

12'8" x 12'2"

Built in double wardrobe, three wall lights, oak laminate floor, exposed wall timbers, radiator.

BEDROOM 2

13'7" x 9'6"

Built in wardrobe, oak laminate floor, radiator, staircase to mezzanine floor 7'6" x 7'5".

BATHROOM

8'6" x 5'9"

White suite comprising panel bath with shower over, low flush WC and hand basin, fully tiled walls, tiled floor, shaver point, chrome radiator/towel rail.

OUTSIDE

Brick and tile double carport 16'7" x 14'8" with concrete base.

Secure brick store 17'3" x 4'4".

Attached timber constructed shed 14'10" x 6'7".

Outside tap, exterior lighting.

GARDENS

The front cottage style garden is lawned with specimen trees and rose borders. The rear garden enjoys a south westerly aspect and is lawned with an Indian stone flagged patio and specimen trees.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX BAND D

TENURE

FREEHOLD

VIEWINGS

By appointment with Baker Wynne & Wilson

01270 625214

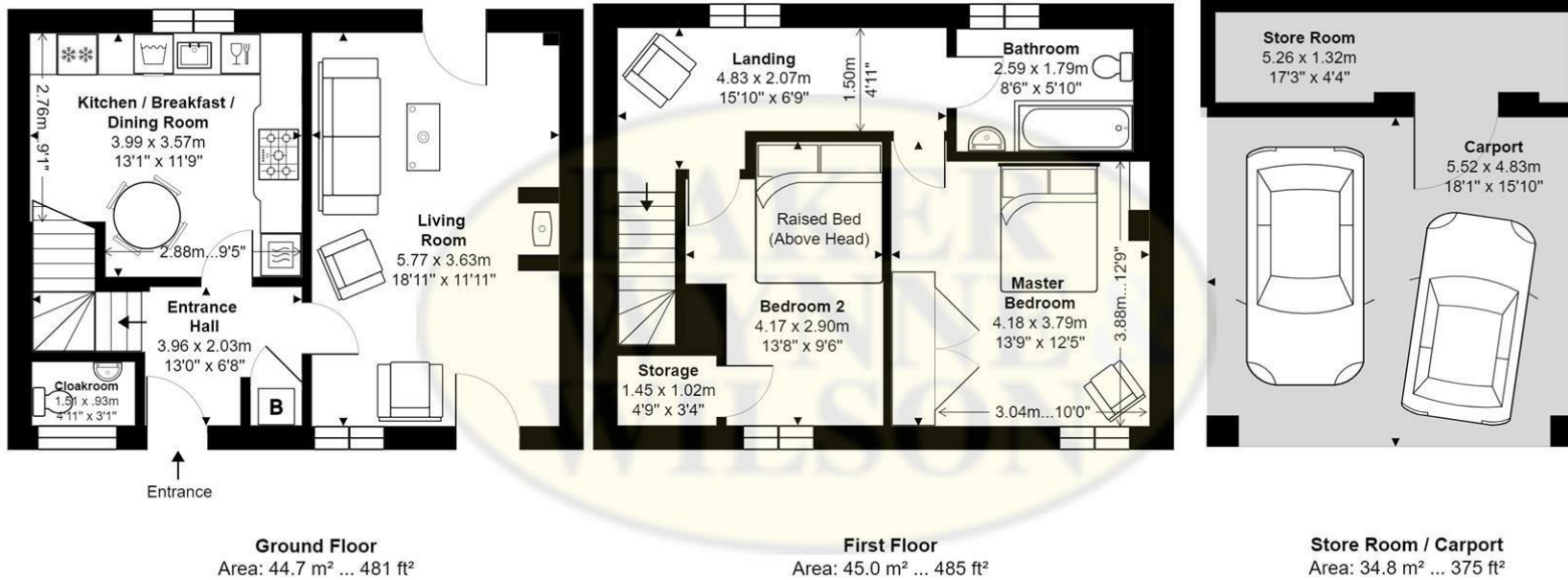
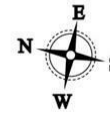


**BAKER
WYNNE &
WILSON**





**BAKER
WYNNE &
WILSON**



Approximate Gross Internal Area: 89.8 m² ... 966 ft² (excluding store room, carport)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property