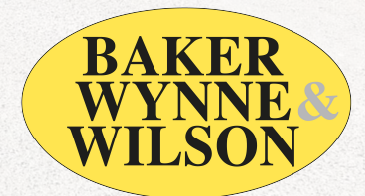




3 Oak Tree Gate, Audlem, Cheshire, CW3 0LD
Guide Price £500,000



AN ATTRACTIVE, THREE BEDROOM, DETACHED BUNGALOW TUCKED AWAY IN AN APPEALING CUL DE SAC LOCATION WITH LOVELY SOUTH WEST FACING GARDENS, 400 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Living Room, Conservatory, Dining Room, Kitchen/Breakfast Room, Rear Hall, Utility Room, Inner Hallway, Principle Bedroom with En-Suite Shower Room, Two Further Bedrooms, Bathroom, Integral Double Garage, Oil Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Space, Gardens.

DESCRIPTION

A large detached bungalow, built in 1982 by Quorn Homes of brick under a tiled roof and approached over a tarmacadam drive. The bungalow is in good order with a layout that delivers large living spaces three bedrooms served by a bathroom and shower room in one zone of the bungalow. There is a proper integral double garage, ample driveway parking and attractive gardens. It is offered for sale with no on going chain.

LOCATION & AMENITIES

Oak Tree Gate is a small cul de sac of substantial detached houses and bungalows. Audlem is an attractive country village within easy walking distance and provides a number of local shops including , chemist, butchers, local co-operative store and newsagents, health centre, modern primary school, café, three public houses and a wide variety of community activities. St James is a fine medieval church which dates from the late 13th century and stands in an elevated position in the centre of the village. The property is well placed for schools and is the catchment area of Brine Leas High School/BL6 Sixth Form.

Nantwich 7 miles, Market Drayton 6 miles, Crewe 10 miles, Newcastle-Under-Lyme 14 miles, Chester 26 miles and Shrewsbury 25 miles. Main line station at Crewe (Manchester 40 minutes, London Euston 1½ hours) and the M6 motorway (Junction 16) 12 miles.



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DIRECTIONS

From Nantwich proceed along the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5 miles into the centre of Audlem, with the church on your left hand side, turn right, proceed for 200 yards, over the canal bridge, turn right into Tollgate Drive, first left into Oak Tree Gate and the property is located at the end of the cul-de-sac on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

8'9" x 5'2"

Inset matwell, double glazed windows and door.

RECEPTION HALL

13'4" x 8'4"

Built in cloaks cupboard with folding doors, ceiling cornices, radiator.

LIVING ROOM

17'0" x 12'6"

Stone fireplace with marble hearth and mantle, living flame coal effect propane gas fire, three double wall lights, picture light, archway to dining room, sliding double glazed windows to conservatory, ceiling cornices, two radiators.

CONSERVATORY

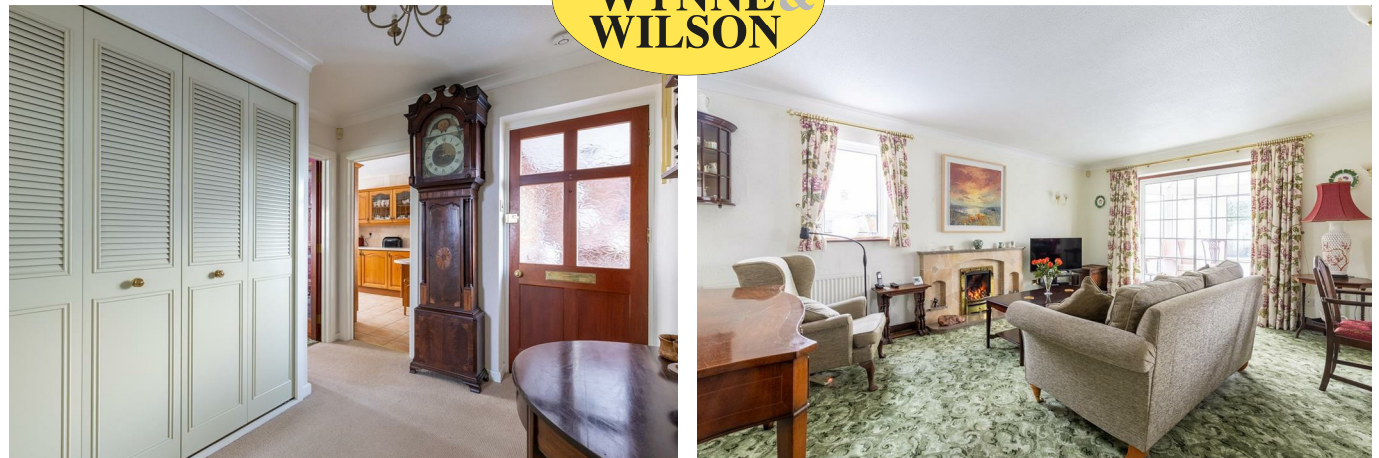
10'9" x 8'6"

uPVC double glazed windows with blinds, double glazed door to garden, fan/light.

DINING ROOM

11'6" x 8'10"

Double glazed bow window, ceiling cornices, radiator.



KITCHEN/BREAKFAST ROOM

16'3" x 9'2"

One and half bowl single drainer sink unit with cupboards under, range of light oak units comprising of floor standing cupboard and drawers with worktops, wall cupboards and breakfast bar, integrated Hotpoint oven and grill, integrated Neff microwave, Bosch dishwasher, integrated Bosch refrigerator and freezer, part tiled walls, tiled floor, radiator.

REAR HALL

5'2" x 3'9"

Tiled floor, door to garage, uPVC door to rear.

UTILITY ROOM

13'2" x 5'2"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, part tiled walls, plumbing for washing machine, tall floor standing cupboard, Firebird oil fired central heating boiler.

INNER HALL

16'3" x 2'9"

Cylinder and airing cupboard.

PRINCIPLE BEDROOM

13'6" x 11'4"

Ceiling cornices, radiator.

ENSUITE SHOWER ROOM

8'3" x 4'2"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Mira shower, shaver point, fully tiled walls, radiator.

BEDROOM NO. 2

11'8" x 10'2"

Fitted double wardrobe with sliding mirrored doors, radiator.

BEDROOM NO. 3/STUDY

10'2" x 9'9"

Ceiling cornices, radiator.

BATHROOM

9'0" x 6'7"

White suite comprising panel bath, pedestal hand basin and low flush W/C, mirror, fully tiled walls, shaver point, bathroom cabinet, radiator.

OUTSIDE

Integral DOUBLE GARAGE 17'10" x 17'10"

electrically operated rollover door, double glazed window, power and light. Exterior lighting. Outside tap. Outside power point.

GARDENS

The front garden is lawned with shrubs, specimen trees and heathers. The rear garden comprises shaped lawns, conifers, heathers, herbaceous borders, rhododendrons, hedgerow and a flagged patio. There is a gravel area to the side with a timber constructed garden shed.

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.

TENURE

Freehold

COUNCIL TAX

Band E.

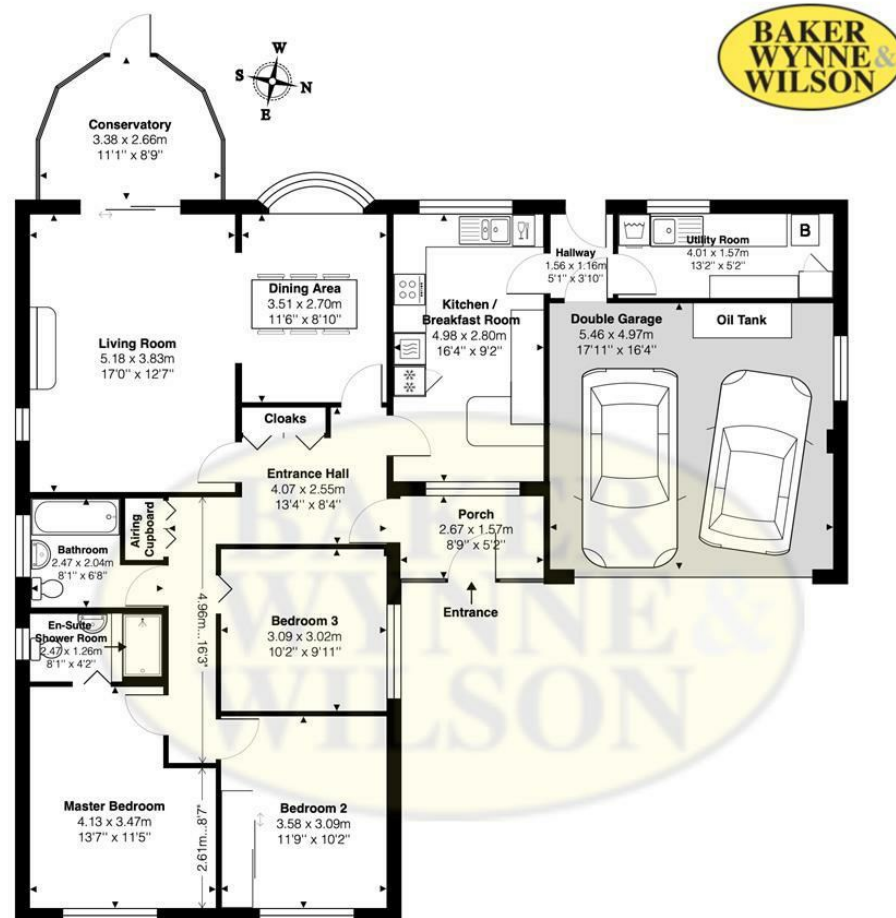
VIEWINGS

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
0184-24





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3 OAK TREE GATE, AUDLEM, CREWE, CHESHIRE, CW3 0LD

Approximate Gross Internal Area: 151.3 m² ... 1629 ft² Includes Double Garage

Whilst 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 Leon Sancese from Green House EPC Ltd 2025. 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		
England & Wales		

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