



23 Windmill Drive, Audlem, Crewe, Cheshire, CW3 0BE
Offers Over £300,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE, WELL POSITIONED, DETACHED HOUSE OF GREAT POTENTIAL, SET IN GOOD SIZED GARDENS, 300 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, entrance hall, living room, dining room, kitchen, landing, three bedrooms, bathroom, UPVC double glazed windows, storage heaters, attached brick garage, car parking space, gardens.

DESCRIPTION

This three bedroomed detached house was built in the early 1980's of brick under a tiled roof and is approached over a paved and gravel drive. The house is in need of some modernisation and comes to the market for the first time in 30 years. Whilst already a good family home, there is, subject to planning permission being granted more than ample scope to extend the house, should that be required. The highlight is the plot with the garden being a lovely external environment.

LOCATION & AMENITIES

The house occupies a slightly elevated position on an established residential development, 300 yards from Audlem village centre. Audlem is an attractive country village within easy walking distance and provides a number of local shops including a post office, chemist, butchers, local co-operative store and a newsagent, health centre, modern primary school, 3 cafes, 3 public houses and wide variety of community activities.

The property is well placed for schools and is in the catchment area of Brine Leas High School/BL6. Approximate distances Nantwich 7 miles, Crewe 9 Miles, Newcastle Under Lyme 14 miles, Chester 26 miles, Shrewsbury 25 miles, mainline station is Crewe (London Euston 90 minutes, Manchester 40 minutes) M6 motorway (Junction 16) 12 miles.

DIRECTIONS

Directions from Nantwich; proceed along the A5290 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, turn right, proceed for 100 yards, turn left into Windmill Drive and the property is located on the left hand side.

ACCOMMODATION

The accommodation with the approximate measurements comprises:

ENTRANCE PORCH

13'8" x 5'6"

Tiled floor and a light.

ENTRANCE HALL

13'8" x 5'6"

Understairs store, storage heater.

LIVING ROOM

13'7" x 11'7"

Sliding doors to dining room, ceiling cornices and two storage heaters

DINING ROOM

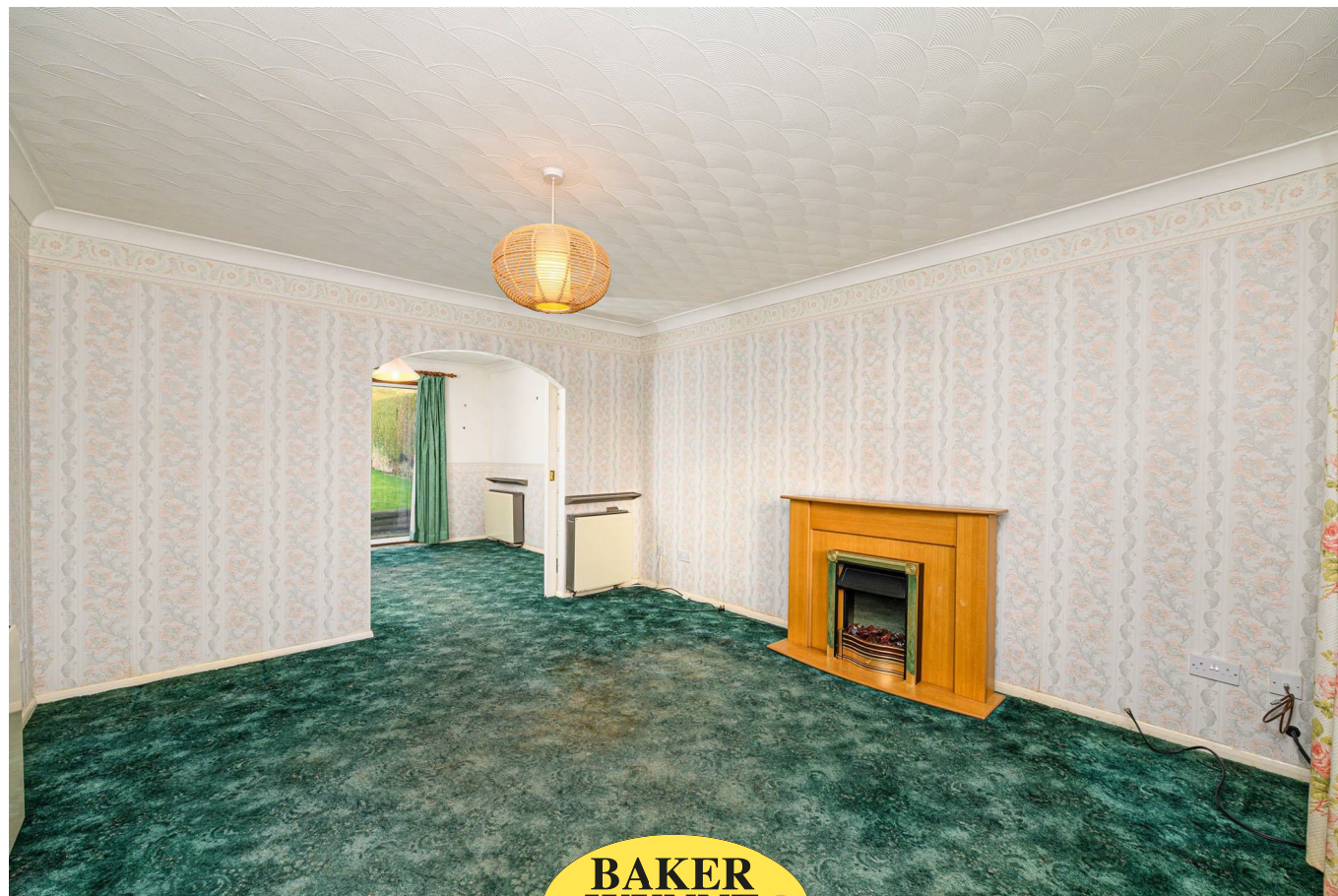
10'6" x 9'6"

Sliding patio double glazed windows to garden (not operational), hatch to kitchen, storage heater and ceiling cornices.

KITCHEN

10'4" x 7'8"

Stainless steel one and half bowl single drainer sink unit, cupboard under. Floor standing cupboard and drawer units with work tops, wall cupboards, wine rack, plumbing for washing machine, door to rear, tiled floor, part tiled walls and dimplex warm air heater.



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STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to the loft.

BEDROOM 1

13'6" x 11'6"

Electric Heater.

BEDROOM 2

11'6" x 10'6"

Electric heater and ceiling cornices.

BEDROOM 3

7'9" x 7'9"

Cylinder cupboard with economy seven controls and electric heater.

BATHROOM

7'1" x 5'9"

Coloured suite, comprising of panelled bath with Triton shower over, pedestal hand basin and low flush WC, bathroom cabinet with mirrored door, part tiled walls, fully tiled around the bath, Dimplex wall air heater.

OUTSIDE

ATTACHED BRICK AND TILED GARAGE 16'4" x 8'0". Up and over door, light, personal door, potential loft space.

Garden Shed. Brick barbeque.

GARDENS

The front garden is lawned.

The rear garden extends to over 50 feet and is lawned with conifers, raised rockery and a flagged patio.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

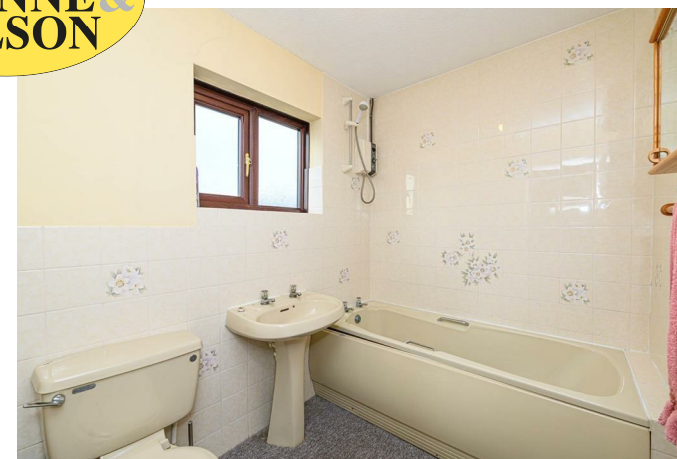
TENURE

Freehold, vacant possession on completion.

COUNCIL TAX BAND D

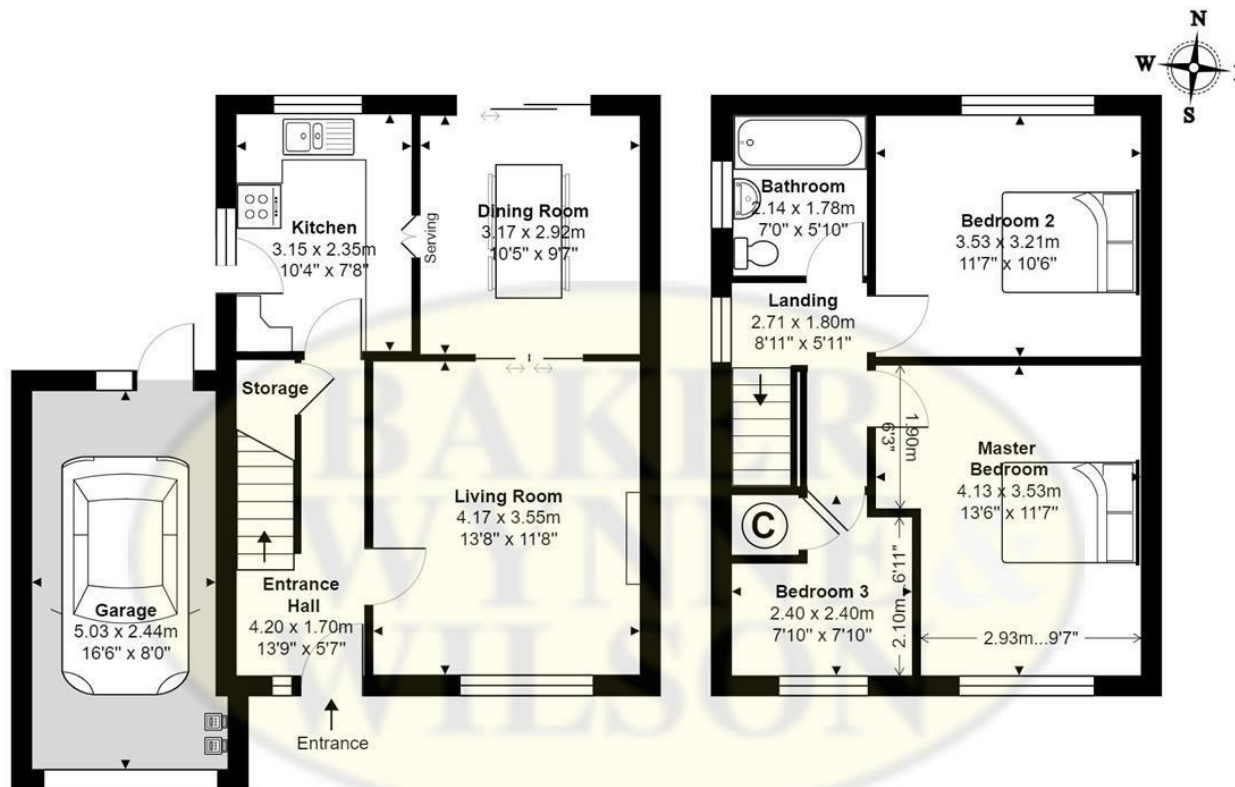
VIEWINGS

By appointment with Baker, Wynne & Wilson.
01270 625214





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23 WINDMILL DRIVE, AUDLEM, CHESHIRE, CW3 0BE

Approximate Gross Internal Area: 94.2 m² ... 1013 ft² Includes Garage

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

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