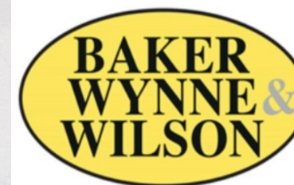




Brook Cottage, 64 Green Lane, Audlem, Crewe, CW3 0ES
Guide Price £325,000



In association with



A CHARMING, INDIVIDUAL, SEMI DETACHED COTTAGE WITH AN ABUNDANCE OF CHARACTER, ON THE EDGE OF THE VILLAGE ENJOYING AN OPEN ASPECT TO THE FRONT AND REAR

SUMMARY

Entrance Porch, Living Room, Snug, Kitchen with AGA, Rear Hall, Bathroom, Landing, Two Double Bedrooms, Shower Room, Boarded Loft with Window, uPVC Double Glazed Windows, Oil Central Heating, Workshop, Parking for Three Cars, Garden.



**BAKER
WYNNE &
WILSON**



DESCRIPTION

Brook Cottage probably dates back to the mid 19th century and is constructed of brick under a slate roof. The cottage itself has been tastefully extended and offers a comfortable amount of accommodation extending to circa. 900 square feet plus the loft and workshop. With a solid foundation and a plot that lends itself to further development, this cottage offers an exciting opportunity for creating a long term home.



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LOCATION & AMENITIES

Brook Cottage lies within walking distance, via a pavement, to Audlem village centre. Audlem is an attractive country village and provides a number of local shops including chemist, butchers, local co-operative store, newsagents, health centre, modern primary school, cafe, three public houses and a wide variety of community activities. The property is well placed to the schools and is in the catchment area of Brine Leas High School/BL6 Sixth Form. Approximate distances: Nantwich 7 miles, Crewe 9 miles, Newcastle Under Lyme 14 miles, Chester 26 miles, Shrewsbury 25 miles, Main Line Station at Crewe (Manchester 40 minutes, London Euston 90 minutes) 9 miles, M6 Motorway (Junction 16) 12 miles.

DIRECTIONS

From Nantwich proceed along the A529 and 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 towards Whitchurch, proceed for 200 yards over the canal bridge, turn left onto Green Lane and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

LIVING ROOM

12'2" x 12'1"

Working brick fireplace with timber mantle and tiled hearth, two double wall lights, beamed ceiling, two leaded light double glazed windows, radiator.



SNUG

9'2" x 6'5"

Understairs store.

KITCHEN

11'4" x 9'10"

1958 oil fired AGA for cooking, one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, plumbing for washing machine, tiled floor, leaded light double glazed window.

REAR HALL

Tiled floor, stable hanging fittings, stable door to rear.

BATHROOM

6'7" x 5'7"

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled floor, half tiled walls, shaver point, radiator.

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

7'9" x 7'3"

Slingsby type foldaway ladder to boarded loft with window.

BEDROOM NO. 1

15'9" x 11'4"

Part vaulted ceiling, boarded floor, two double glazed windows and double glazed French windows to juliet balcony, radiator.

BEDROOM NO. 2

12'3" x 11'8"

Leaded light double glazed window, boarded floor, ceiling cornices, radiator.

SHOWER ROOM

White suite comprising low flush W/C and hand basin, tiled shower cubicle with Triton shower, shaver point, chrome radiator/towel rail.



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OUTSIDE

Worcester oil fired combination boiler (2021). Outside tap. Exterior light. Concrete parking for three cars. Oil tank. Brick built WORKSHOP 12'2" x 7'0".

GARDENS

The garden provides a blank canvas and a brook forms the natural Western boundary. It is lawned with conifers and mature trees.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

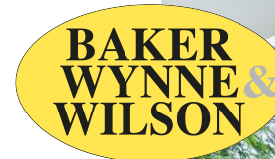
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TENURE

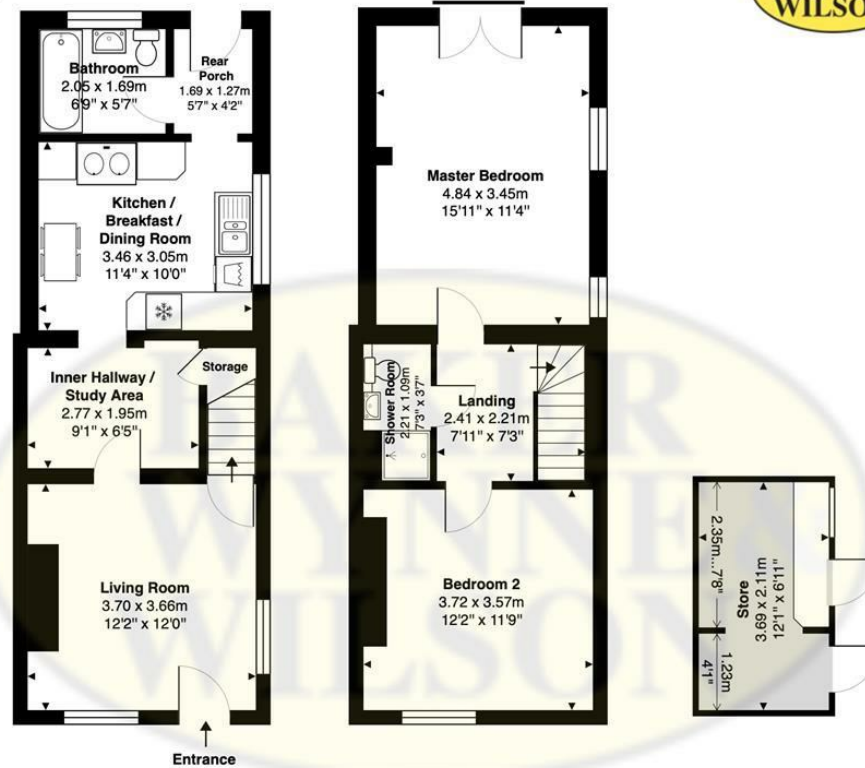
Freehold.

VIEWING

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







Ground Floor
Floor Area: 39.6 m² ... 426 ft²

First Floor
Floor Area: 39.6 m² ... 426 ft²

Store
Floor Area: 7.8 m² ... 84 ft²

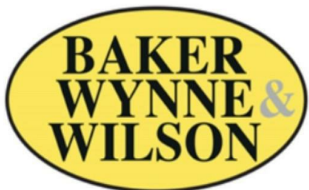
BROOK COTTAGE, 64 GREEN LANE, AUDLEM, CREWE, CHESHIRE, CW3 0ES

Approximate Gross Internal Area: 87.0 m² ... 936 ft² Includes Store

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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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