



9 Hillary Drive, Audlem, Crewe, CW3 0HJ
Guide Price £265,000

**BAKER
WYNNE &
WILSON**

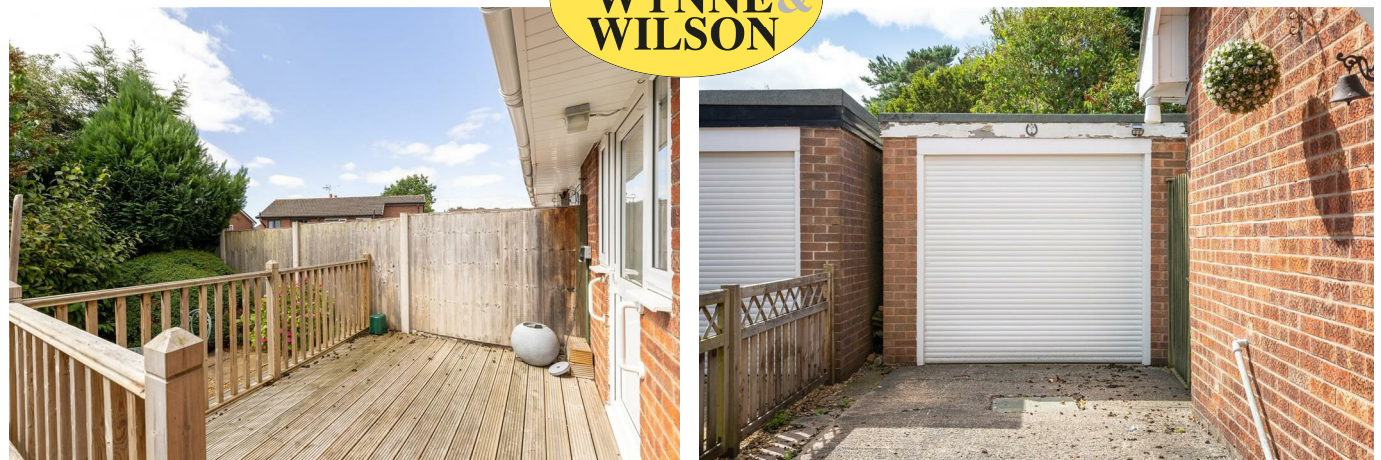
AN EXCELLENT SEMI DETACHED DORMER HOUSE WITH A SOUTH FACING REAR GARDEN, ABOUT A 300 YARD WALK FROM THE VILLAGE CENTRE.

SUMMARY

Entrance Hall, Living Room, Kitchen, Cloakroom, Landing, Bedroom No. 1 with Ensuite Shower Room, Bedroom No. 2 with Ensuite Shower Room, Storage Heaters, uPVC Double Glazed Windows, Brick Garage, Car Parking Space, 30 foot South Facing Garden with Deck.

DESCRIPTION

The property comprises a semi detached dormer house, built by Clifford Taylor in the early 1980's of brick under a tiled roof. 9 Hillary Drive is offered with no ongoing chain and has been competitively priced. The property extends to about 885 square feet (gross internal) plus the garage. Whilst a new owner might want to update certain aspects this property can be moved into and enjoyed as it is.



LOCATION AND AMENITIES

The property occupies a convenient position about 500 yards from Audlem village centre. A footpath off Church View provides access via Churchfields and Stafford Street to the village centre (300 yards). Audlem was mentioned in the Domesday book as Aldelime, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire Union Canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagent, dry cleaners, butchers, flower shop, two restaurants, café, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities, and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is 11 miles and Manchester Airport 40 miles.

On the educational front, there is a primary school in Audlem (Ofsted good) and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted good).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in in Audlem.

DIRECTIONS

From Nantwich proceed along Wellington Road (this becomes Audlem Road) for 6.3 miles, turn left into Broadways, continue for 200 yards, turn left into Hillary Drive and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE CANOPY



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ENTRANCE HALL

8'8" x 6'2"

Cloaks cupboard, upvc entrance door, storage heater.

LIVING ROOM

18'10" x 11'1"

Two double glazed windows, two storage heaters.

KITCHEN

13'7" x 9'8"

Stainless steel one and a half bowl sink unit, cupboard under, floor standing cupboard and draw unit with worktops, wall cupboards, shelving, Bosch integrated oven and grill, four burner hob unit with extractor hood above, Bosch washing machine, Siemens dishwasher, Philips fridge/freezer, under stairs store, part tiled walls, upvc door to rear, storage heater.

CLOAKROOM

7'1" x 5'10"

White suite comprising low flush WC and pedestal hand basin, fitted cupboards, cylinder an airing cupboard, storage heater.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft.

BEDROOM NO. 1

14'9" x 9'6" overall

Fitted furniture comprising two double wardrobes, dressing table, cupboards, bedhead and two bed side cabinets. Two double glazed windows, storage heater.

ENSUITE SHOWER ROOM

White suite comprising low flush WC, vanity unit with inset hand basin, tiled shower cubicle with Triton shower, two bathroom cabinets, mirror, radiator/towel rail.

BEDROOM NO. 2

13'11" x 10'2"

Double glazed window, storage heater.

ENSUITE SHOWER ROOM

5'9" x 4'8"

White suite comprising low flush WC, vanity unit with inset hand basin, tiled shower cubicle with Triton shower, radiator/towel rail.

OUTSIDE

BRICK GARAGE 18'0" x 9'0"

Electrically operated roller door, personal door, Car parking space, outside tap, Deck with power and light.

GARDENS

The rear garden is gravelled and flagged with shrubs and specimen trees. The front garden is lawned with herbaceous borders, specimen trees and copper beech hedge.

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

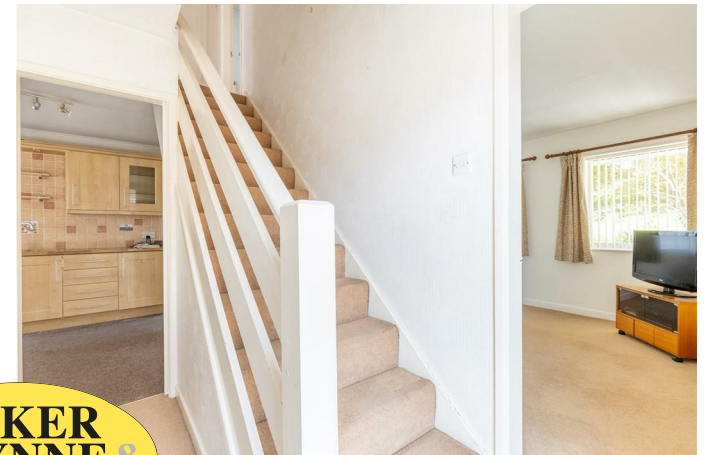
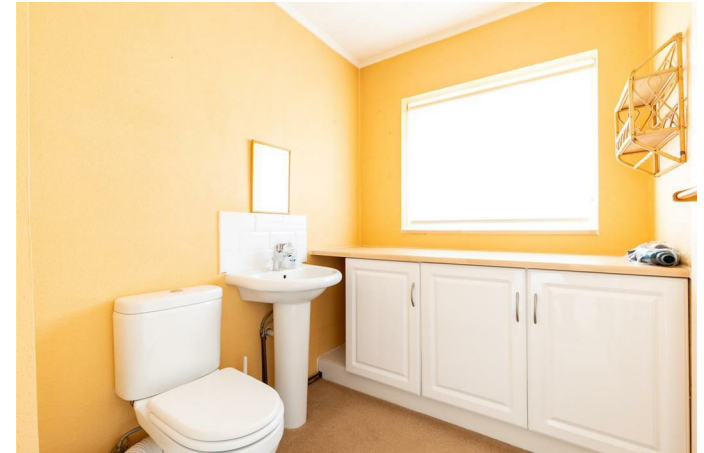
Freehold.

COUNCIL TAX BAND C

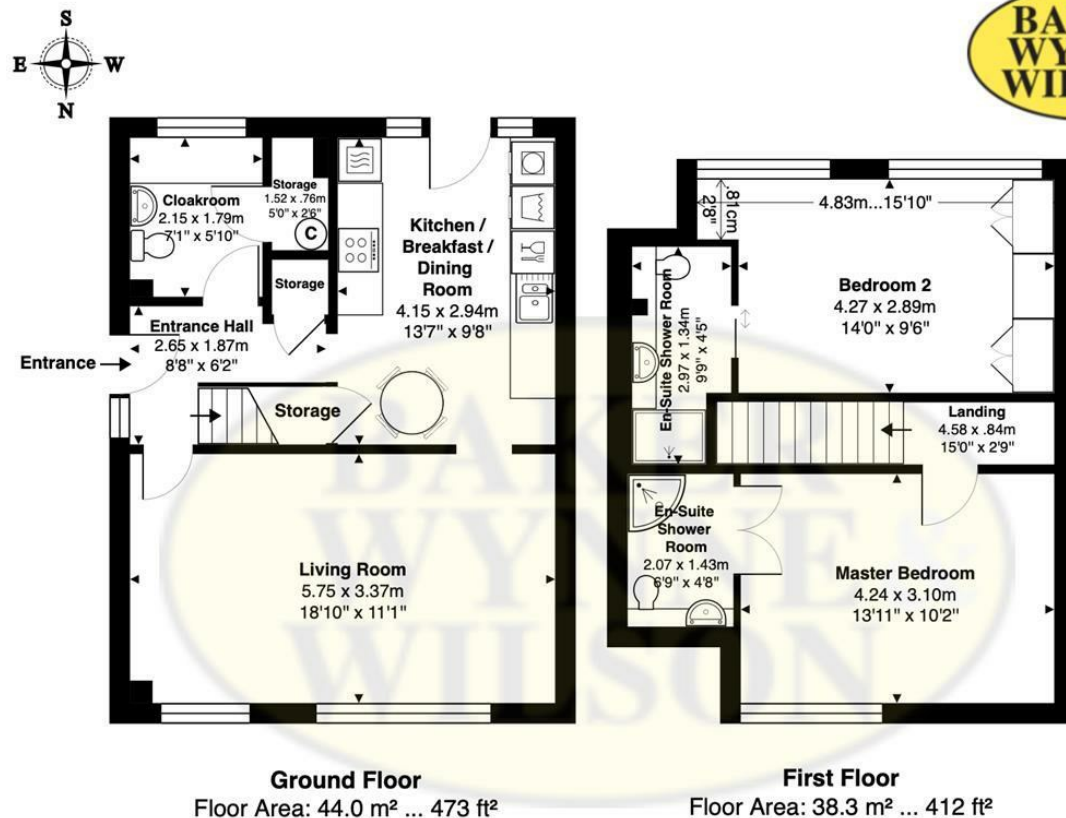
VIEWINGS

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





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9 HILLARY DRIVE, AUDLEM, CREWE, CHESHIRE, CW3 0HJ

Approximate Gross Internal Area: 82.3 m² ... 885 ft²

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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