



3 Glendale Close, Buerton, Crewe, Cheshire, CW3 0DJ  
£450,000

**BAKER  
WYNNE &  
WILSON**



## SUMMARY

Entrance Porch, Dining Hall, Living Room, Garden Room/Conservatory, Hallway, Kitchen/Breakfast Room, Inner Hallway, Rear Hall, Master Bedroom with En-Suite Shower Room and separate W/C, Shower Room, Two Further Double Bedrooms, Integral Garage and Utility Area, Rear Porch, Oil Central Heating, uPVC Double Glazed Windows, Cavity Wall Insulation, Garden Shed, Growhouse. The gardens include two patios, car parking space.

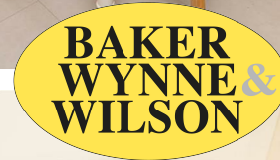
## DESCRIPTION

A wonderful detached bungalow, built in the late 1980's, of brick under a tiled roof and approached over a tarmac drive. The bungalow has been radically transformed since 2017, with much capital expenditure and excellent improvements. The end result is a really lovely bungalow that is in very good decorative order and ready to be moved into and enjoyed from day one. The extension work has been carried by P G Mullock building contractors of Whitchurch, members of the Federation of Master Builders.

The bungalow extends to about 1750 square feet (including the garage and utility) and provides particularly well lit accommodation that can be utilized to suit individual requirements. Indeed, this is a proper detached bungalow.

## LOCATION & AMENITIES

Glendale Close comprises six similar detached bungalows in a cul de sac setting. Buerton is a village about eight miles south of Nantwich and 1.5 miles east of the attractive, award winning, village of Audlem. Audlem provides a medical practice, chemist, a range of shops including local co-operative store, general store/newsagents, butchers, dry cleaners, hairdressers, restaurant, two cafes and three public houses. There is a primary school in the village (Ofsted Good) and the property lies in the catchment area for Brine Leas High School/BL6 Sixth Form in Nantwich. Approximate distances; Nantwich 8 miles, Crewe Station 11 miles (London Euston 90 minutes, Manchester 40 minutes), M6 Motorway (Junction 16) 12 miles, Newcastle Under Lyme 13 miles, Telford 25 miles, Chester 26 miles. Local bus service to Nantwich and Whitchurch.





## DIRECTIONS

From Nantwich proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into the centre of Audlem, with the church on your left, turn left onto Stafford Street (becomes Woore Road) proceed for about 1.5 miles into Buerton village, turn left into Windmill Drive, right into Vernon Avenue, bear left into Glendale Close and the property is located on the left.

## ACCOMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

Composite entrance door, cloaks cupboard, tiled floor, alarm control panel, radiator.

### DINING HALL

9'8" x 8'3"

Double glazed window with shutters, archway to living room, ceiling cornices, radiator.

### LIVING ROOM

21'6" x 11'5"

Marble fireplace with remote controlled electric and log effect fire, internal plantation style shutters, double glazed bow window and glazed french doors leading to conservatory/garden room, ceiling cornices, two central light fittings, two TV ariel points, radiator.

### GARDEN ROOM

11'2" x 9'6"

Double glazed window and sliding double glazed door to garden, wall lights, radiator.

### HALLWAY

Deep built in cupboard, access to insulated loft via foldaway ladder.

### SHOWER ROOM

8'4" x 7'8"

White Roca suite comprising, low flush W/C and handbasin, shower cubicle with shower, bathroom cabinet with mirrored door, inset ceiling lighting, light tunnel, chrome radiator/towel rail.

### BEDROOM NO. 2

11'9" x 11'2"

Fitted wardrobes, two TV ariel points, ceiling cornices, radiator.





### BEDROOM NO. 3

11'6" x 8'3"

Numerous powerpoints, desk and shelving, radiator.

### KITCHEN/BREAKFAST ROOM

17'4" x 14'3"

Stainless steel one and half bowl sink unit with hot tap and cupboards under, floor standing cupboard and drawer units with granite worktops, wall cupboards, pantry cupboard, under worktop lighting, Neff integrated oven and four burner hob unit with extractor hood above, integrated dishwasher, inset ceiling lighting, two double glazed windows, tiled floor, ceiling cornices, radiator.

### INNER HALLWAY

Velux double glazed roof light, door to garage, two single wall lights, radiator. Alarm control panel adjacent to internal garage door.

### REAR HALL

Inset Mat well door to rear.

### MASTER BEDROOM

15'2" x 14'9"

Double glazed box bay window with seating, cupboards below and open views over the garden and countryside beyond, two built in double wardrobes, ceiling cornices, radiator.

### EN-SUITE SHOWER ROOM

9'7" x 6'4"

Vanity unit with inset hand basin, 5'8" shower cubicle with Mira Sport electric shower, mirror and light fitting, double glazed roof light which is electrically operated, chrome electric radiator/towel rail and a second towel radiator for use in the summer and separate W/C, Duravit low flush W/C.

### INTEGRAL GARAGE & UTILITY AREA

16'9" x 15'8"

Electrically operated up and over door, access to loft, stainless steel single drainer sink unit, cupboards under, wall cupboards, plumbing for washing machine and space for tumble dryer, Worcester (2019) oil fired boiler.

### OUTSIDE

Car parking space, double drive, enclosed oil tank 1400 litres, growhouse, coated metal shed, outside taps and powerpoints to front and rear. Exterior lighting.

### GARDENS

The attractive gardens are lawned with shrubs, specimen trees, herbaceous and flower borders, flagged patio and a second patio enjoying an aspect over fields towards Buerton Windmill. The rear garden enjoys a south westerly aspect.

### SERVICES

Mains water, electricity and drainage. Fibre optic broadband.

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  
01270 625214



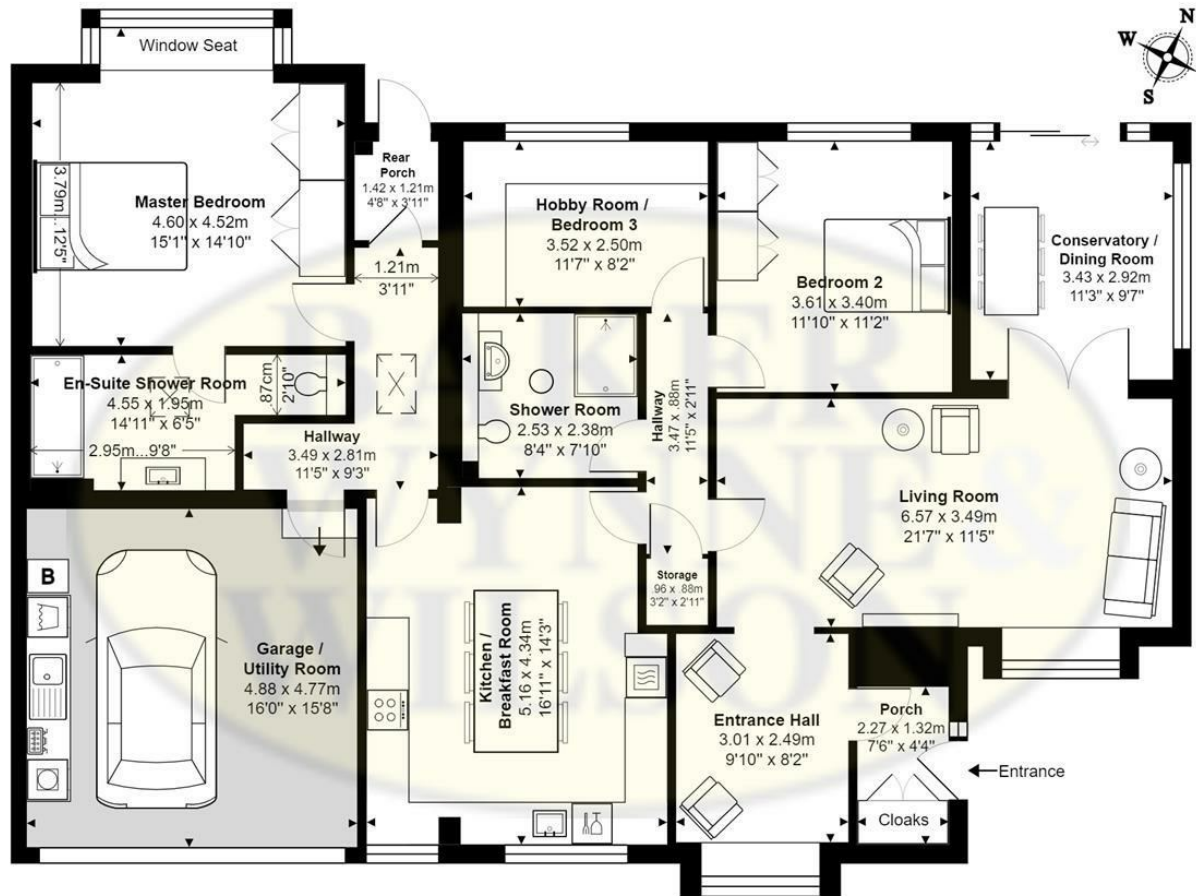




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Approximate Gross Internal Area: 164.9 m<sup>2</sup> ... 1775 ft<sup>2</sup> Includes Garage / Utility Room

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 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>77</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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