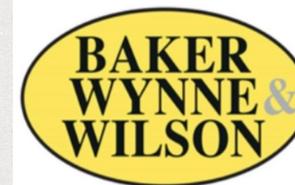




55 Audlem Road, Nantwich, Cheshire, CW5 7DT

Guide Price £350,000



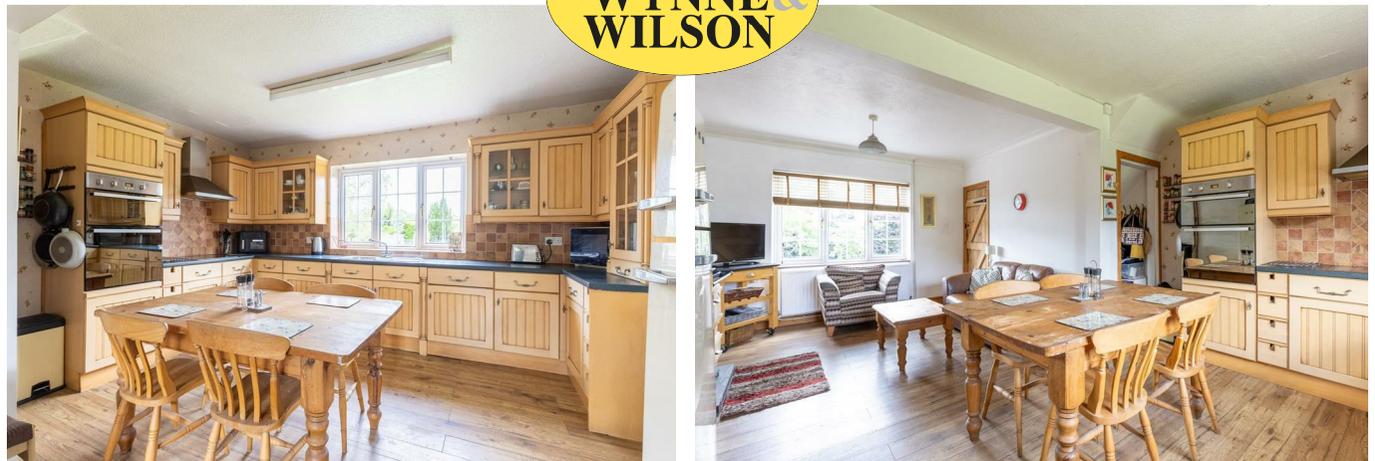
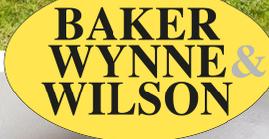
*In association with*



A SUBSTANTIAL, DOUBLE FRONTED, 1940'S SEMI DETACHED HOUSE WITH A 60 FOOT FRONTAGE AND A 75 FOOT REAR GARDEN, .75 OF A MILE FROM NANTWICH TOWN CENTRE.

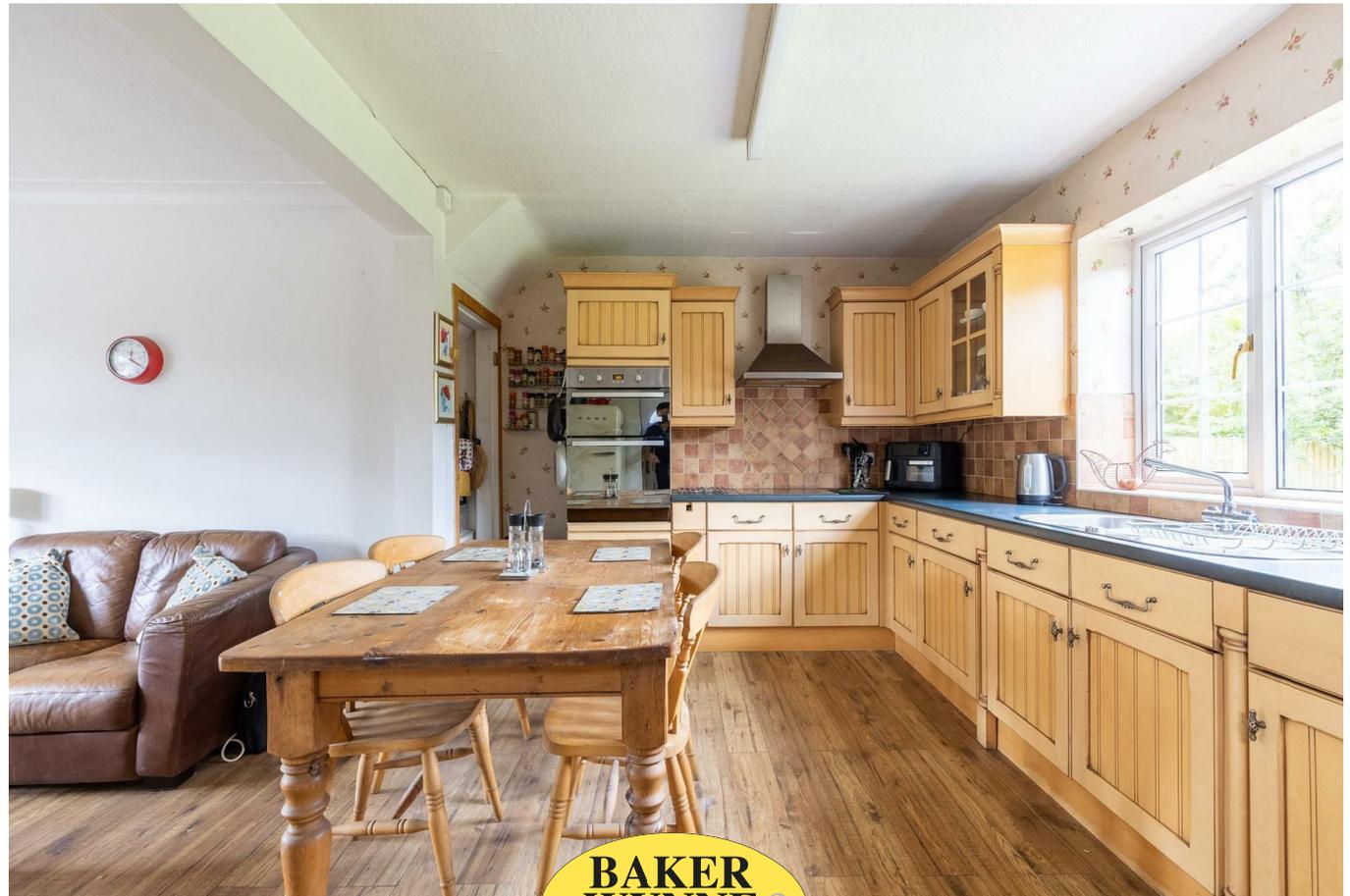
**SUMMARY**

Entrance Porch, Entrance Hall, Living Room, Kitchen/Dining Room, Landing, Three Good Bedrooms, Bathroom, uPVC Double Glazed Windows, Solid Fuel Central Heating, Brick Garage and Wash House, Car Port, Car Parking and Turning Area, Gardens.



## DESCRIPTION

A fine semi detached house built in the 1940's of brick under a tiled roof and approached over a tarmacadam drive to a car parking and turning area. This excellent family home has been well maintained over the years and offers extensive potential to improve and enlarge, subject to planning permission. The house enjoys original features and forms a characterful home with plenty of natural light.



## LOCATION & AMENITIES

55 Audlem Road is located on the Southern confines of Nantwich, .75 of a mile from the town centre. The property is not only within walking distance of the town centre, but also within a short walk of family friendly pubs, a local co-operative store and other shops.

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, medieval church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities and an outdoor salt water pool, riverside walks, lake and nearby canal network. The property lies within the catchment area of excellent primary schools and Brines Leas

Academy/BL6 Sixth Form College (Ofsted Good).

Crewe mainline railway station (London Euston 90 minutes, Manchester 40 minutes) is 5 miles and the M6 Motorway (junction 16) is 10 miles.

## DIRECTIONS

Proceed out of Nantwich centre along Wellington Road which continues onto the A529 Audlem Road, continue past the entrance to Brine Leas Academy/BL6 Sixth Form College, turn left at the lights onto Peter Destapleigh Way and the property is located immediately on the left hand side.

## ACCOMMODATION

With approximate measurements comprises:

## ENTRANCE PORCH

Quarry tiled floor.



## ENTRANCE HALL

Parquet wood block floor.

## LIVING ROOM

14'10" x 12'1"

Brick fireplace with tiled hearth, oak mantle and multifuel stove for central heating and domestic hot water, timber TV shelf, parquet wood block floor, beamed ceiling, double glazed window to front and double glazed French windows to rear, two single wall lights.

## KITCHEN/DINING ROOM

20'7" x 14'9"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Hotpoint integrated oven and grill, Baumatic four burner ceramic hob unit with extractor hood above, Rayburn

Range for cooking, heating and domestic hot water, wood laminate floor, two double glazed windows, understairs store, radiator.

**STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING**  
Radiator.

## BEDROOM NO. 1

14'10" x 11'10"

Cylinder and airing cupboard, linen cupboard, two double glazed windows, radiator.

## BEDROOM NO. 2

11'6" x 10'6"

Built in double wardrobe, wood laminate floor, radiator.

## BEDROOM NO. 3

9'10" x 7'3"

Two double glazed windows, radiator.



**BAKER  
WYNNE &  
WILSON**

## BATHROOM

7'3" x 5'5"

White suite comprising panel bath with Triton shower over, low flush W/C and vanity unit with inset hand basin, fully tiled around bath, bathroom cabinet with mirrored door, chrome radiator/towel rail.

## OUTSIDE

Brick GARAGE 17'1" x 9'8" up and over door, personal door, power and light, attached WASH HOUSE 6'6" x 9'8" Belfast sink, plumbing for washing machine. Car Port 22'0" x 9'0". Garden Shed. Greenhouse.

## GARDENS

The 75 foot rear garden is extensively lawned with specimen trees, shrubs, conifers and raised borders.

Note: The plan is for identification purposes only.

## SERVICES

Mains water, electricity and drainage. Gas available but not connected.

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

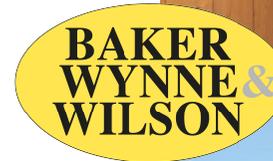
Freehold.

## COUNCIL TAX

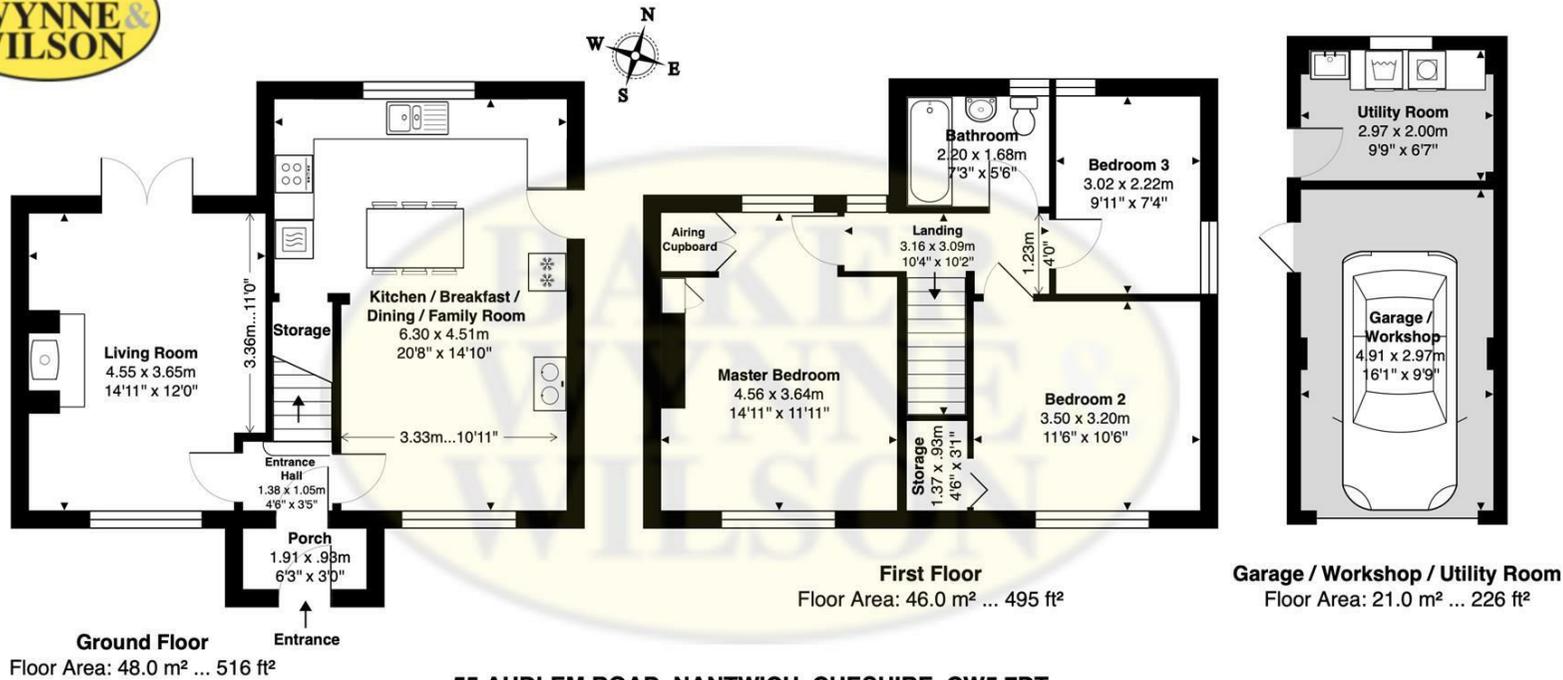
Band C.

## VIEWING

Viewings by appointment with Baker, Wynne and Wilson.  
Telephone: 01270 625214







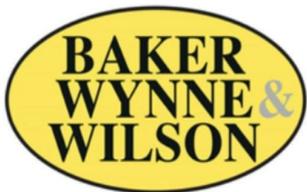
**55 AUDLEM ROAD, NANTWICH, CHESHIRE, CW5 7DT**

Approximate Gross Internal Area: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup> Includes Garage / Workshop / Utility Room

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 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		67
(21-38)	F	45	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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