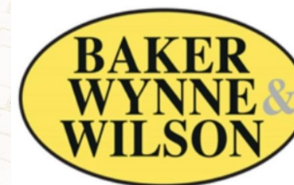




4 Oak Tree Gate, Audlem, Crewe, CW3 0LD
Guide Price £475,000



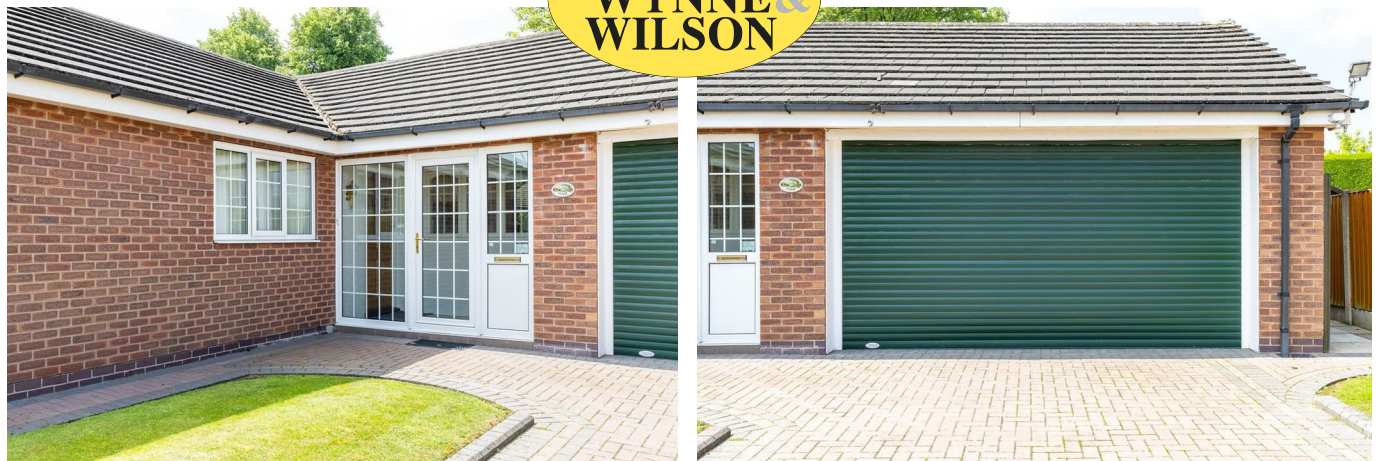
In association with



A TERRIFIC, THREE BEDROOM, DETACHED BUNGALOW WITH A SOUTH WEST FACING REAR GARDEN AND A HUGELY APPEALING LOCATION IN A QUIET, WELL ESTABLISHED CUL DE SAC, 400 YARDS FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, Inner Hallway, Bedroom No. 1 with Ensuite Shower Room, Two Further Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Integral Double Garage, Car Parking Space, Gardens.

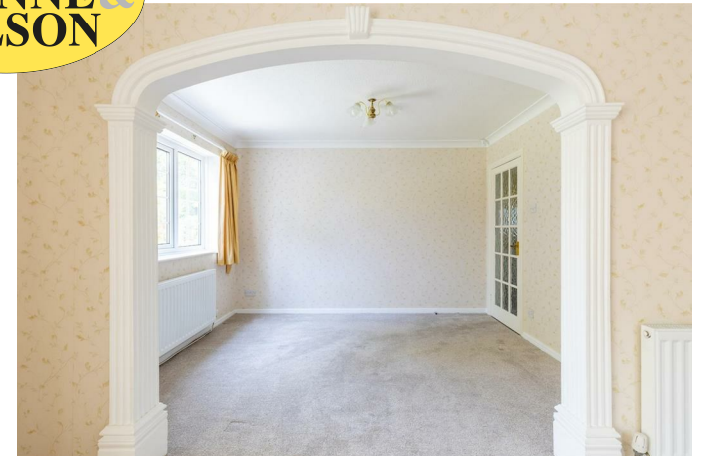


DESCRIPTION

An attractive detached bungalow, built in 1982 by Quorn Homes of brick under a tiled roof and approached over a blocked paved drive. The bungalow extends to just over 1,600 square feet (including the garage) of space, and as is always true of bungalows, the rooms can be adapted to suit the needs of different individuals. There is a proper integral double garage and ample driveway parking. It is offered for sale with no ongoing chain.



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LOCATION & AMENITIES

Oak Tree Gate is a small cul de sac of substantial detached houses and bungalows. Audlem is an attractive country village within easy walking distance and provides a number of local shops including , chemist, butchers, local co-operative store and newsagents, health centre, modern primary school, café, three public houses and a wide variety of community activities. St James is a fine medieval church which dates from the late 13th century and stands in an elevated position in the centre of the village. The property is well placed for schools and is the catchment area of Brine Leas High School/BL6 Sixth Form.

Nantwich 7 miles, Market Drayton 6 miles, Crewe 10 miles, Newcastle-Under-Lyme 14 miles, Chester 26 miles and Shrewsbury 25 miles. Main line station at

Crewe (Manchester 40 minutes, London Euston 1½ hours) and the M6 motorway (Junction 16) 12 miles.

DIRECTIONS

From Nantwich proceed along the A529 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 hand side, turn right, proceed for 200 yards, over the canal bridge, turn right into Tollgate Drive and first left into Oak Tree Gate.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

8'6" x 5'2"

Two double glazed picture windows and door, wall lights.

RECEPTION HALL

8'10" x 8'3"

Cloaks cupboard, radiator.



LIVING ROOM

16'10" x 12'6"

Fireplace with timber surround, marble inset and hearth and living flame, coal effect propane gas fire, double glazed window to side and double glazed sliding windows to conservatory, ceiling cornices, five up lights, two radiators, archway to dining room.

CONSERVATORY

11'7" x 11'7"

Brick base, double glazed windows with blinds, door to garden, fan/light.

DINING ROOM

11'6" x 8'10"

Radiator.

KITCHEN/BREAKFAST ROOM

16'2" x 9'0"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and

drawer units with worktops, wall cupboards, pantry cupboard, integrated oven and grill and four burner ceramic hob unit with extractor hood above, integrated dishwasher, secondary glazed window to entrance porch, double glazed window to rear, wood laminate floor, inset ceiling lighting, radiator.

UTILITY ROOM

17'5" x 5'1"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, four tall floor standing cupboard units, wood laminate floor, plumbing for washing machine, Firebird combi oil fired central heating boiler, double glazed window and door to rear, clothes maid.

INNER HALLWAY

Access to loft.



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BEDROOM NO. 1

13'4" x 11'5"

Two fitted wardrobes, cupboards and dressing table, two bed lights, radiator.

ENSUITE SHOWER ROOM

8'1" x 4'3"

White suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with Aqualisa shower, fully tiled walls, tiled floor, radiator/towel rail.

BEDROOM NO. 2

11'3" x 10'2"

Fitted double wardrobe with sliding mirrored doors, radiator.

BEDROOM NO. 3

10'4" x 10'2"

Radiator.

BATHROOM

8'2" x 6'7"

White suite comprising panel bath with mixer shower and screen, pedestal hand basin and low flush W/C, shaver point, mirror and light fitting, tiled floor, fully tiled walls, chrome radiator/towel rail.

OUTSIDE

Integral DOUBLE GARAGE 16'3" x 18'2" electrically operated roll over door, access to loft, double glazed window, oil tank. Pedestrian access to both sides of bungalow. Outside tap.

GARDENS

The front garden is lawned. The rear garden comprises flagged patio, lawns, specimen trees, flower, herbaceous and shrub borders.

TENURE

Freehold.

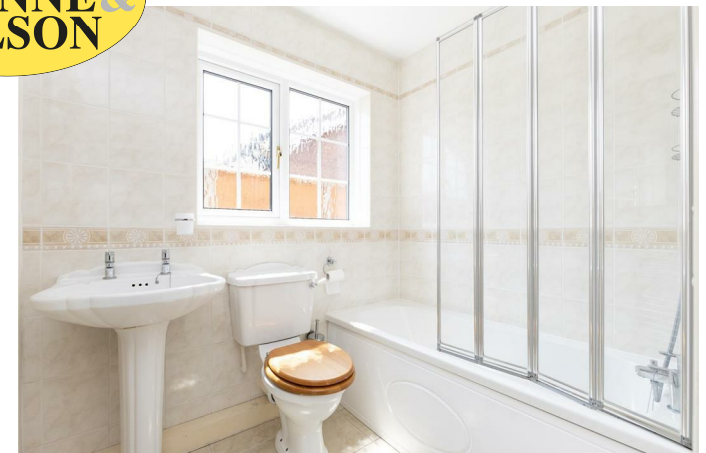
COUNCIL TAX

Band E.

VIEWINGS

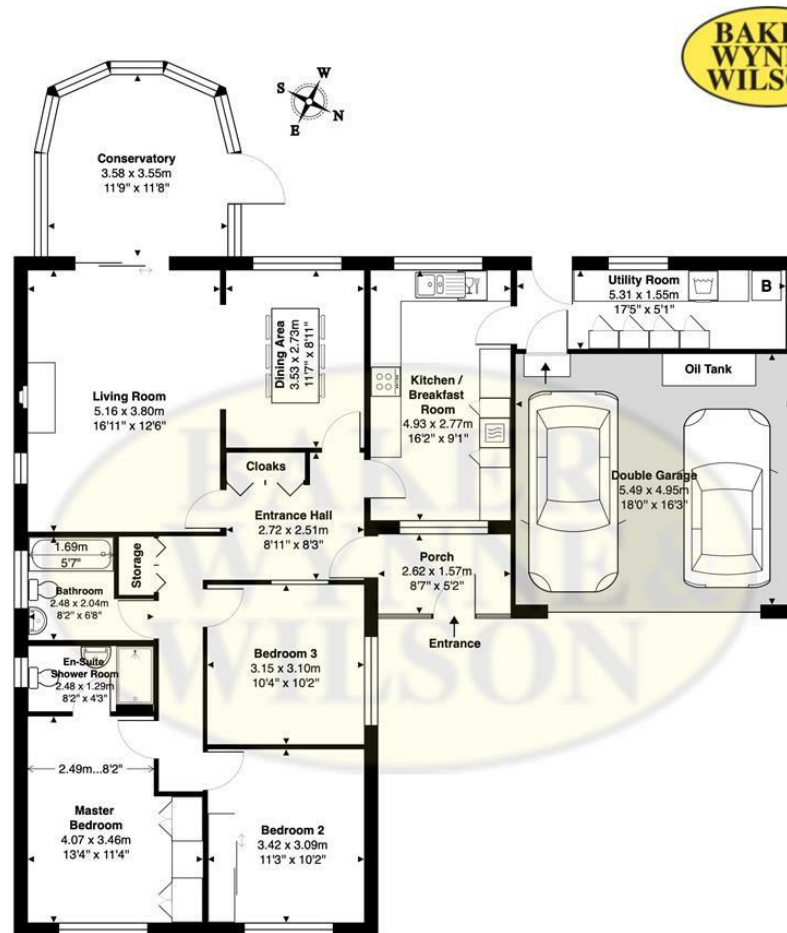
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).



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4 OAK TREE GATE, AUDLEM, CREWE, CHESHIRE, CW3 0LD

Approximate Gross Internal Area: 154.7 m² ... 1665 ft² Includes Double Garage

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		
(55-68) D		
(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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