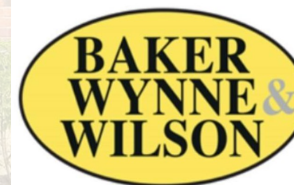




93 Mckelvey Way, Audlem, Crewe, CW3 0FH

Guide Price £585,000



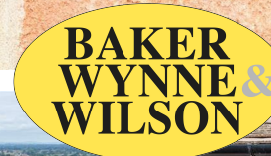
In association with



A FANTASTIC DETACHED FAMILY HOUSE WITH STUNNING WESTERLY VIEWS OVER ROLLING COUNTRYSIDE TOWARDS THE BEESTON AND PECKFORTON HILLS, 100 YARDS FROM COUNTRY/CANAL WALKS, ON THE EDGE OF THE VILLAGE

SUMMARY

Reception Hall, Living Room, Kitchen/Family/Dining Room, Utility Room, Cloakroom, Landing, Principle Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Study/Bedroom No. 5, Bathroom, Integral Double Garage, Propane Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens with full width Patio and a Deck.



DESCRIPTION

The house was built by Anwyl Homes in 2021 of brick under a tiled roof and is approached over a tarmacadam drive. The property has the benefit of modern day construction but has pleasing aesthetics and design features with large windows. It offers a terrific layout with space extending to circa. 1800 square feet plus the double garage (290 square feet). The rear of the home is where you find the show stopper: a fabulous open plan kitchen/dining and family room. This lovely space is ideal for families of all ages, and opens to the rear garden through French windows. The South West facing garden takes full advantage of the views with full width patio and a deck.



LOCATION & AMENITIES

The house is situated on the Anwyl Homes, Heathfields Development, 0.7 of a mile from Audlem village centre. Audlem is an attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. The sought after, award winning, village of Audlem caters for daily needs with local shops including newsagents/general store, chemist, butchers, local co-operative store, health centre, dry cleaners, modern primary school, two cafés, three public houses and a wide variety of community activities. The high school for Audlem is the well respected Brine Leas School/BL6 Sixth Form College.

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

APPROXIMATE DISTANCES

Nantwich 6 miles
Market Drayton 6 miles
Crewe 10 miles
Newcastle Under Lyme 14 miles
Stoke on Trent 15 miles
Shrewsbury 25 miles
Chester 26 miles
Intercity Rail Network at Crewe (London Euston 90 minutes, Manchester 40 minutes)
M6 Motorway (junction 16) 11 miles
Manchester Airport 40 miles

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6 miles, turn right into McKelvey Way, bear first right, proceed for 100 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

15'6" x 6'0"

Wood laminate floor, radiator.



LIVING ROOM

17'6" into bay x 11'7"

Double glazed bay window with shutters, radiator.

KITCHEN/DINING/FAMILY ROOM

29'6" x 13'10" 19'5" into bay

An excellent range of units comprising stainless steel one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill, five burner propane gas hob unit with extractor hood above, integrated dishwasher, integrated refrigerator and freezer, breakfast bar, wood laminate floor, inset ceiling lighting, feature full height double glazed box bay window with French window to the garden, two radiators.

UTILITY ROOM

9'5" x 5'9"

Stainless steel single drainer sink unit, cupboard under, wall cupboard, door to garage, plumbing for washing machine, propane gas fired central heating boiler, composite door to side, to rear, radiator.

CLOAKROOM

White suite comprising low flush W/C and pedestal hand basin, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

16'7" x 5'7"

Cylinder and airing cupboard, access to insulated loft, radiator.

PRINCIPLE BEDROOM

14'4" x 12'4"

Three built in double wardrobes, double glazed window with shutters, radiator.

ENSUITE SHOWER ROOM

6'10" x 6'6"

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

BEDROOM NO. 2

17'8" into bay x 11'7"

Double glazed bay window with shutters, built in double



wardrobe with sliding mirrored doors, two fitted double wardrobes and shelving, radiator.

BEDROOM NO. 3

13'4" x 9'7" into wardrobes

Three built in double wardrobes, radiator.

BEDROOM NO. 4

12'3" x 7'8"

Radiator.

STUDY/BEDROOM NO. 5

8'1" x 7'4"

Radiator.

BATHROOM

9'6" x 7'8"

White suite comprising panel bath, pedestal hand basin and low flush W/C, tiled shower cubicle with shower, half tiled walls, shaver point, chrome radiator/towel rail.

OUTSIDE

Integral DOUBLE GARAGE 17'3" x 16'7" electrically operated up and over door, power and light.

Tarmacadam carparking space in front of garage. Outside tap.

Outside power point.

GARDENS

The front garden is lawned. The rear garden enjoys long views over rolling countryside and forms particular feature of the property. It is lawned with Indian stone, flagged patio, bark play area, deck, raised borders, flower and herbaceous borders.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, 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, Service charge £126.48 per annum (tbc).

COUNCIL TAX

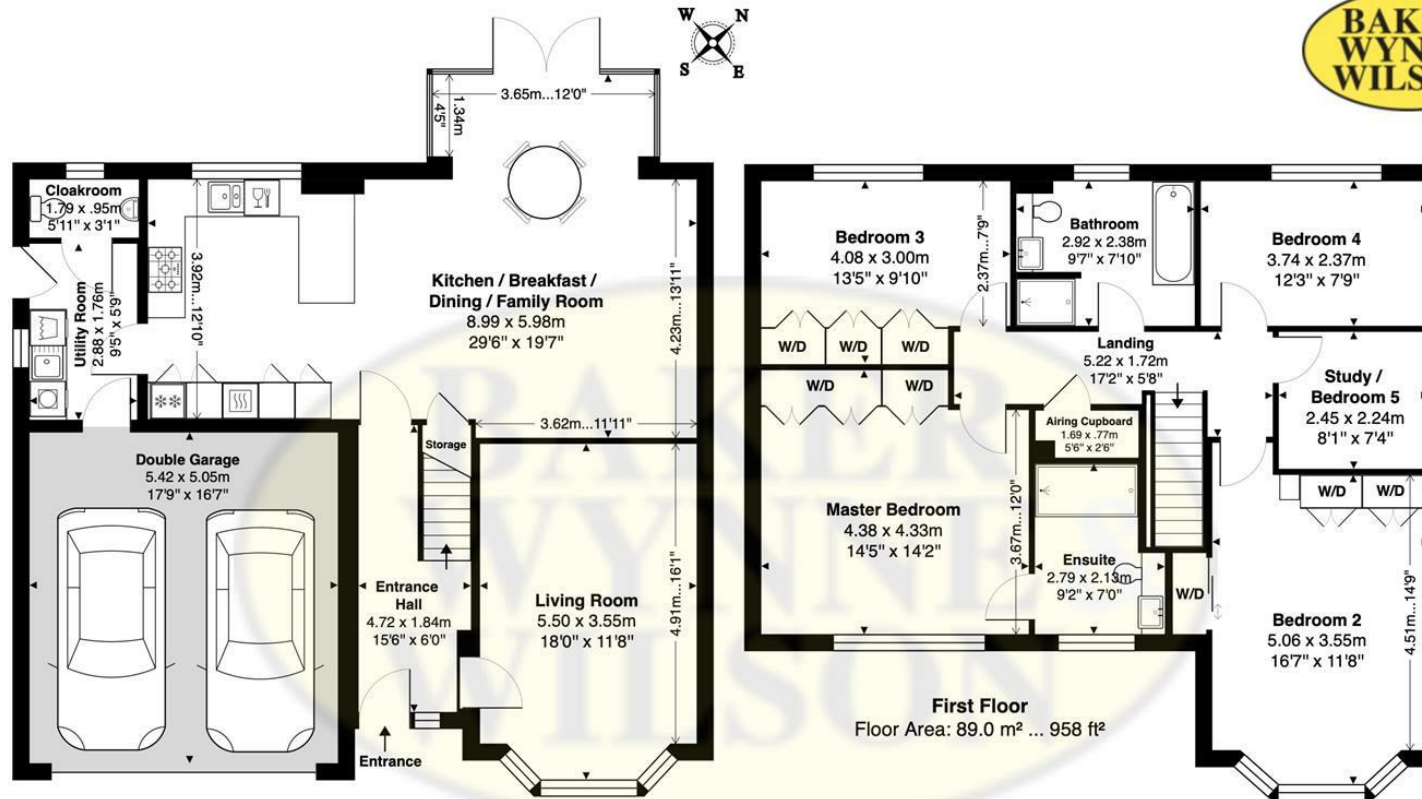
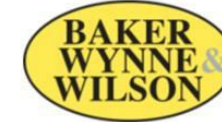
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VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214





Ground Floor
Includes Double Garage
Floor Area: 108.2 m² ... 1164 ft²

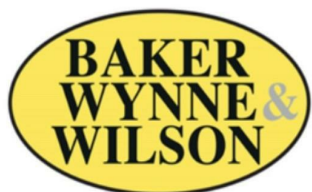
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Approximate Gross Internal Area: 197.2 m² ... 2123 ft² Includes Double Garage

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	

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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