



Roseleigh School Lane, Audlem, Crewe, Cheshire, CW3 0BA
Guide Price £350,000

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GUIDE PRICE £350,000 - £375,000 - FOR SALE BY PUBLIC AUCTION (SUBJECT TO CONDITIONS AND PRIOR SALE) - DATE AND TIME TO BE CONFIRMED

A CHARMING AND TASTEFULLY MODERNISED VICTORIAN DETACHED COTTAGE WITH GARDEN AND DOUBLE GARAGE IN A SIMPLY OUTSTANDING POSITION IN THE HEART OF THE VILLAGE.

SUMMARY

Entrance Porch, Entrance Hall, Dining Room, Sitting Room, Kitchen/Breakfast Room, Landing, Three Bedrooms, Bathroom, Cellar, Oil Central Heating, Double Garage, Car parking and turning area, Garden.

Plot outlined in Blue

DESCRIPTION

Roseleigh, constructed of brick under a tiled roof probably dates back to the mid 19th century and the approach, off School Lane, is over a gravelled drive. The property has been modernised in recent years yet has retained its inherent character with sash windows and pine internal doors.

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for approx. 7 miles into the centre of Audlem. With the church on your left, turn left, take the third turning on the right into School Lane and the property is located on the right hand side.



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LOCATION AND AMENITIES

Roseleigh is located 200 yards from Audlem village centre. Audlem provides a number of local shops including a Post office, chemist, butchers, local co-op and news agents, health centre, modern Primary School, three cafes, three public houses and a wide variety of community activities. Also of interest is the Shropshire Union Canal which runs close to the village centre.

Nantwich 7 miles, Crewe 9 miles, Newcastle under Lyme 14 miles, The Potteries towns 15 miles, Chester 26 miles, Shrewsbury 25 miles, mainline railway station in Crewe (London Euston 90 minutes, Manchester 40 minutes) 10 miles, M6 motorway (junction 16) 10 miles.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Tiled floor.

ENTRANCE HALL

13'0" x 6'4"

Under stairs store, radiator.

DINING ROOM

12'10" x 10'10"

Sash window, ceiling cornices, radiator.

SITTING ROOM

12'10" x 12'10"

Fireplace with marble inset and hearth, timber surround, sash window, radiator.



KITCHEN/BREAKFAST ROOM

17'8" x 9'9"

Stainless steel 1½ bowl sink unit in granite surround with cupboards and drawers under, floor standing cupboard and drawer units with granite worktops, wall cupboards, wine rack, plumbing for washing machine and dish washer, quarry tiled floor, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft, sash window, radiator.

BEDROOM 1

13'1" x 12'10"

Fitted wardrobes and cupboards, sash window, radiator.

BEDROOM 2

12'10" x 11'1"

sash window, radiator.

BEDROOM 3

10'1" x 10'1"

Sash window, radiator.

BATHROOM

9'10" x 6'9"

White suite comprising panelled bath with shower screen and Triton shower over, pedestal hand basin and low level WC, fully tiled around bath, part tiled walls, cylinder and airing cupboard, window and double glazed roof light, radiator.

OUTSIDE

Steps to cellar 12'5" x 10'5" full ceiling height, Cole slab, cupboard and drawer unit, oil fired central heating boiler. Raised, part walled, patio, garden shed, exterior light, oil tank.

Brick and tile constructed WC and coal store. Brick and tile constructed DOUBLE GARAGE 24'0" x 20'0" two windows, two up and over doors, access to loft, light.

Carparking and turning area.

GARDEN

There is a garden to the rear of the garage.

The area of land to be sold with Roseleigh is edged blue on the enclosed plan.

SERVICES

Mains water, electricity and drainage.

TENURE

FREEHOLD

MODE OF OFFERING

For sale by Public Auction (subject to conditions and prior sale). Date and time to be confirmed.

VIEWINGS

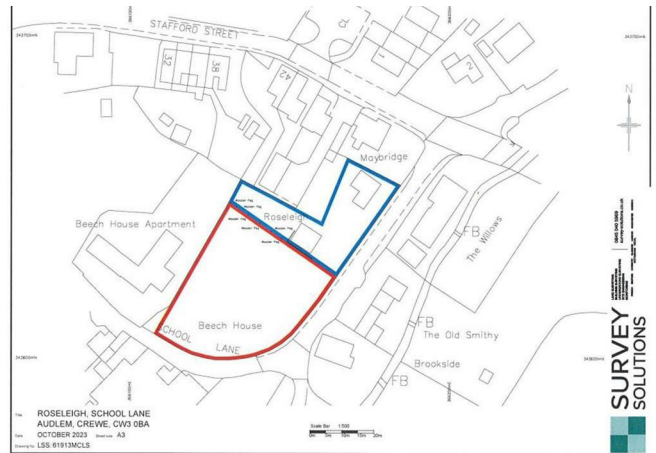
By appointment with Baker Wynne & Wilson
01270 625214

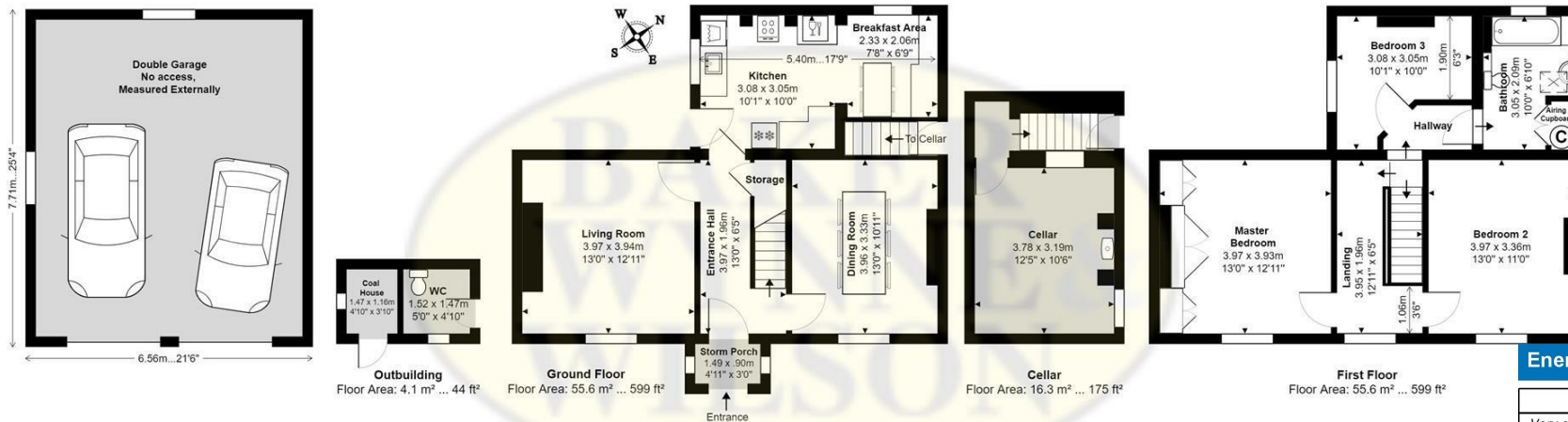
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ROSELEIGH, SCHOOL LANE, AUDLEM, CHESHIRE, CW3 0BA

Approximate Gross Internal Area: 127.6 m² ... 1373 ft² (Excluding Storm Porch, Coal House, WC, Double Garage)

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 Leon Sancese from Green House EPC Ltd 2023. 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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