



Helping *you* move



10a Cheshire Street, Audlem, CW3 0AH

Set in the heart of Audlem Village, this is a Three Bedroom End of Terrace House with a large Conservatory and Off-Road Parking - and the added benefit of being offered to the market with No Upward Chain.

On the market for
£245,000

Overview

- Three Bedroom End-of-Terrace House
- Superb Village Centre Location
- No Upward Chain
- Entrance Porch, Lounge, Conservatory
- Kitchen, Utility, Ground Floor WC
- Three Bedrooms, Bathroom
- Rear Garden, Two Allocated Parking Spaces
- Council Tax Band - C, Energy Rating - D



Brief Description

To the ground floor is the Porch, spacious Lounge with a log burning stove and stairs to the first floor, Kitchen with a good range of Grey Shaker-style units, two integrated ovens and grills, electric hob with extractor fan over, space for your dishwasher and an American-style fridge freezer, Utility area, ground floor WC and Garden Room with French doors. To the first floor is the central Gallery Landing, Bedrooms One and Two are generous Double Bedrooms and Bedroom Three is a good-size Single Room that's just perfect as a Nursery or Home Office, and a Bathroom with a P-shaped bath with shower over.

Externally, the property is set behind a front lawned Garden and to the rear of the property is a patio with steps leading up to the enclosed, lawned Garden and then gates lead you out to your allocated Parking places.

Location

Audlem is a pretty, thriving village on the Cheshire/Shropshire border - full of charm, with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path!

The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury, Chester and The Potteries being within commutable distance.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Cheshire East

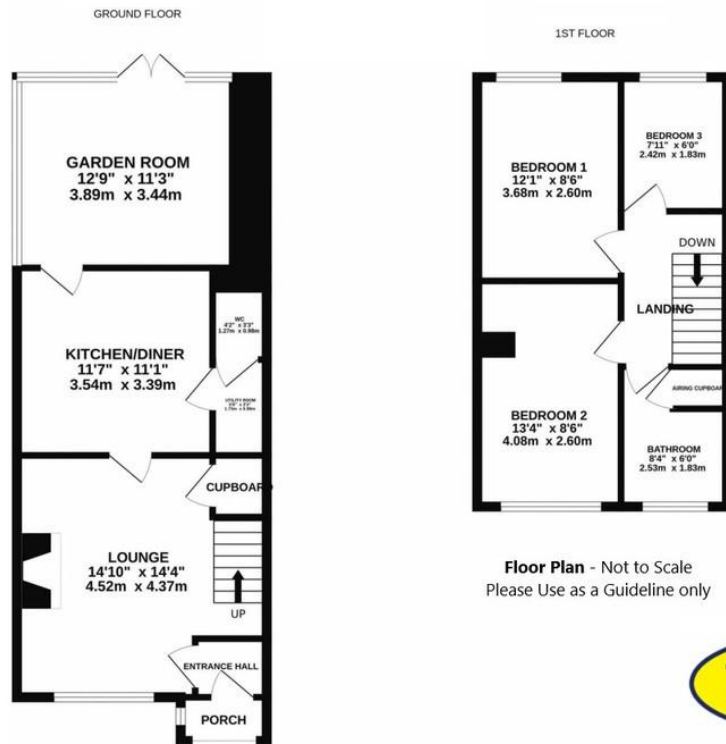
TENURE: We are advised that the property is Freehold. This will be confirmed by the Vendor's Solicitor during the Pre- Contract Enquiries.



DIRECTIONS: From Market Drayton take the A525 Audlem Road, travelling through Adderley and then, at the T-junction, turn right. Then left in front of the church onto A529 Cheshire Street, first left on Crown Mews and then right into the car park, and the allocated parking spaces are the last ones opposite the gate into 10A.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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