

The Coach House 36B Salford, Audlem - CW3 0BJ

Guide Price £495,000

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

The Coach House 36B Salford

Audlem, Crewe

The Coach House is constructed of brick under a tiled roof and approached over a block paved drive. It is a most individual and thoughtfully designed split level property converted from the former Coach House to Beech House. The renovation was carried out by John Williams, a local builder of repute. This charming home offers an adaptable living space of 1,350 square feet plus the integral garage (225 square feet) and has been refurbished to an excellent standard. A particular feature being the well proportioned living room with French windows enjoying a Southerly aspect over the well nurtured gardens. Externally, the gardens are a delight, have matured over the years and provide colour and interest through the seasons.

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SUMMARY

Porch, Reception Hall, Shower Room, Utility Room, Living Room, Kitchen/Dining Room, Two Double Bedrooms, Bathroom, Integral Garage, Oil Central Heating, Hardwood Double Glazed Windows, Car Parking Space, Gardens.

LOCATION & AMENITIES

The Coach House is located in a peaceful back water position 500 yards from Audlem village centre. Audlem was mentioned in the Doomsday book as Aldelyme, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles.



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DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem, with the church on your left, turn left, proceed for 400 yards, turn left into Salford, bear right into a private drive and and the property is located straight ahead.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Dimensions: 1.52m x 1.24m (5'0" x 4'1"). Oak floor.

RECEPTION HALL

Dimensions: 4.27m x 3.00m (14'0" x 9'10"). Oak floor, fitted bookshelves, radiator.

BEDROOM NO. 2

Dimensions: 4.24m x 3.53m (13'11" x 11'7"). Fitted triple wardrobe, two double glazed windows, two radiators.

HALLWAY

Dimensions: 2.08m x 1.04m (6'10" x 3'5"). Hanging fitting door to garage.

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SHOWER ROOM
Dimensions: 2.41m x 1.98m (7'11" x 6'6"). White suite comprising pedestal hand basin and low flush W/C, shower cubicle with shower, mirror and light fitting, tiled floor, chrome radiator/towel rail.

UTILITY ROOM
Dimensions: 3.58m x 2.13m (11'9" x 7'0"). Single drainer sink unit, cupboard under, wall cupboards, space under worktop and plumbing for washing machine and tumbler dryer, radiator.

CLOAKS CUPBOARD
Tiled floor, wall cupboard.

STAIRS FROM RECEPTION HALL TO FF LANDING
Dimensions: 3.02m x 2.26m (9'11" x 7'5"). Part vaulted ceiling.

BEDROOM
Dimensions: 4.37m x 3.51m (14'4" x 11'6"). Fitted furniture comprising two double wardrobes, two dressing tables, two bedside cabinets, cupboards and shelving, vaulted beamed ceiling, double glazed window and double glazed round window, two radiators.

WET ROOM
Dimensions: 3.28m x 3.02m (10'9" x 9'11"). White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, cabinet and mirror, walk-in shower with shower and seat, part tiled walls, cylinder and airing cupboard, round double glazed window, two spot light fittings, vaulted beamed ceiling, radiator/towel rail.

LIVING ROOM
Dimensions: 5.03m x 4.11m (16'6" x 13'6"). Vaulted beamed ceiling, two double glazed windows and double glazed windows to patio, two radiators.







KITCHEN/DINING ROOM
Dimensions: 5.82m x 4.57m (19'1" x 15'0"). An excellent range of units comprising floor standing cupboard and drawers with Minerelle worktops, wall cupboards, dresser unit, integrated Franke double bowl single drainer sink unit, new Blomberg integrated dishwasher, new Bosch integrated oven, combination oven/microwave and warming drawer, Neff four burner hob unit with extractor hood above, Blomberg integrated refrigerator and freezer, two spot light fittings, stable door to rear, tiled floor, radiator.

OUTSIDE
INTEGRAL GARAGE 16'9" x 13'7". Oil fired boiler (2020). Exterior lighting, Summer House with flagged patio. The Coach House is approached over a private tarmacadam drive (owned by Turnstones) to a block paved car parking and turning area.

GARDENS
The gardens are extensively lawned with copper beech hedge, herbaceous borders, shrubs, fir tree, Summer House and a water feature.

TENURE
Freehold.

COUNCIL TAX
Band E.

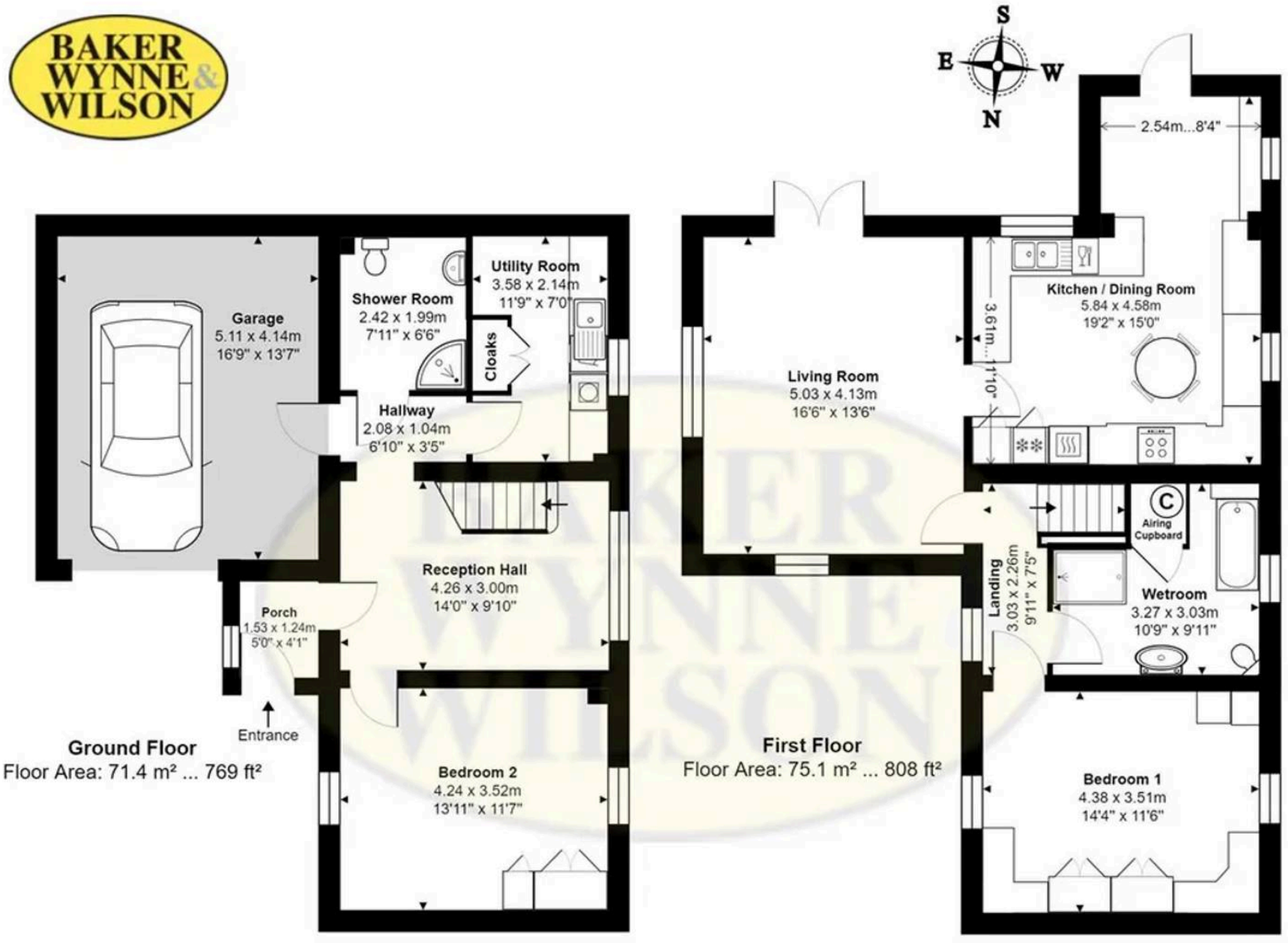
SERVICES
Mains water (meter), electric and drainage. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

VIEWINGS
By appointment with Baker Wynne & Wilson 01270 625214









THE COACH HOUSE, 36B SALFORD, AUDLEM, CHESHIRE, CW3 0BJ

Approximate Gross Internal Area: 146.5 m² ... 1577 ft² Includes 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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