



Helping *you* move



## 20 Heathfield Road, Audlem, CW3 0HH

A nicely presented Three Bedroom Detached Bungalow with Lounge and Dining Room, rear Garden, plenty of Parking and within walking distance of Audlem village centre.

Offers In Region Of  
**£395,000**



## Overview

Three Bedroom Detached Bungalow

- Edge of Village Location
- Entrance Hall, Kitchen, Utility/Boot Room, WC
- Dining Area, Lounge with French Doors
- Three Double Bedrooms
- Bathroom with Bath and Corner Shower
- Rear Garden with Patio
- Driveway Parking
- EV Charging Point
- Energy Rating - D Council Tax Band - D



## Brief Description

The property makes a great first impression with a wide, block paved Driveway and an electric car charging point. The front door opens to the T-shaped Hallway and the accommodation includes two Double Bedrooms, both with bay windows overlooking the front aspect, a generous Single Room and a large Bathroom with separate bath and corner shower. There's a large Dining Area with a Clearview solid fuel stove that opens into the Kitchen which has a good range of Shaker-style units, an electric Flavel Milano 100 Range cooker, a Utility/Boot Room with doors to the Garage and the Cloakroom/WC. Completing the accommodation is the Lounge with a wood-burning stove and French doors out to the rear Garden.

Externally, the property has the wide block-paved Driveway to the front with a gravelled path leading round the side of the property to the rear Garden which has a central lawn, patio seating area, greenhouse and garden shed.

## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage and electricity are available with oil fired central. 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 Council, c/o Municipal Buildings, Earle Street, Crewe CW1 2BJ Tel: 0300 123 5500



**DIRECTIONS:** From Market Drayton take the A529 Adderley Road through Adderley and at the T-junction turn right on the A525 into Audlem. Keeping the Church on your left follow the road out of the village and after approximately 0.3 miles turn left on Salford. Keep left on Heathfield Road and the property will be on your right and can be identified by our For Sale sign.

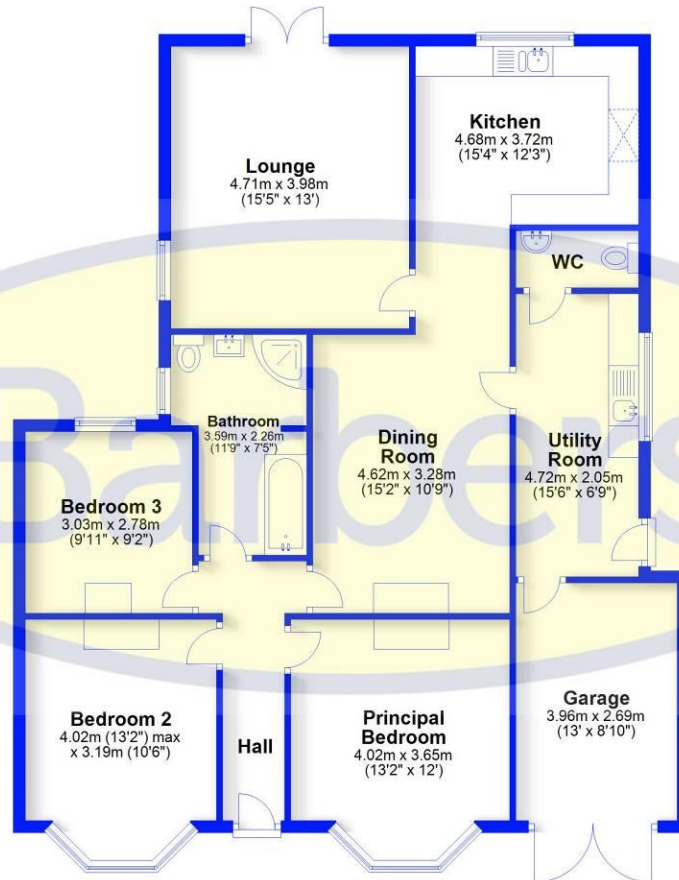
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are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



## Ground Floor

Approx. 119.6 sq. metres (1287.4 sq. feet)



Total area: approx. 119.6 sq. metres (1287.4 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

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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