



## 11 Broadways, Audlem

£325,000 Freehold



Two bedroom detached true bungalow in the sought after village of Audlem • Attractive lounge / diner, kitchen, bathroom and handy guest WC off the hallway • Two spacious bedrooms, with access into the garden via bedroom two • Peaceful garden with patio and raised lawns, plus useful potting shed for those green fingered enthusiasts • Garage with light and power and driveway parking for 2-3 vehicles • Offered for sale with no onward chain



Get ready to move into this TWO BEDROOM detached true bungalow that's up for grabs with the added bonus of NO ONWARD CHAIN!! Located on the outskirts of the highly desirable and charming Cheshire village of Audlem, this property is a real gem waiting for its new owners.

Step inside and you'll be greeted by a light and airy entrance hall, setting the tone for the rest of the home. The kitchen is a real highlight, boasting ample space for a small dining table, with a range of wall and base units, stainless steel sink, an electric oven, a 4-ring electric hob with an extractor above, room for a fridge, plumbing for a washer, and a convenient back door leading to the side of the property.

The lounge/diner is a cosy space with an electric fire set within a decorative surround, perfect for relaxing or entertaining. Both of the generously sized bedrooms are sure to impress, with the second bedroom offering additional storage space and french doors providing access into the delightful garden. Picture waking up in the morning and looking out onto the pleasant garden from your bedroom window – what a great way to start the day!

The bathroom features an electric shower, a WC, and a wash hand basin, providing all the essentials for your daily routine. Keeping you warm and toasty throughout the year, this home is powered by an efficient oil central heating system.

Outside, you'll find a garage equipped with light and power, ideal for parking your car or using as a workshop, along with a handy potting shed. Forget about parking hassles as there's a driveway with space for 2-3 cars – perfect for when guests come over or if you have multiple vehicles.

Located in a peaceful residential area, you'll appreciate the tranquillity and sense of community that comes with living in this charming village. With easy access to local amenities and transport links, everything you need is within reach.

Don't miss out on this fantastic opportunity to make this delightful bungalow your next home sweet home. Whether you're looking to downsize, start a new chapter, or invest in a property with great potential, this one ticks all the boxes. Book a viewing today and see for yourself what makes this property so special!

### **Location**

Audlem is a charming Cheshire village with a bustling heart that is a designated conservation area and is centred around St James Church with its stunning 13th century gothic architecture. The village offers an excellent range of facilities include a selection of independent shops, butcher, post office, three public houses, coffee shops, mini-supermarket, medical practice, and a 'Good' OFSTED rated primary school. For further schooling Audlem is within the catchment area of the 'Good' OFSTED rated Brine Leas secondary school and sixth form college in Nantwich. A more comprehensive range of facilities can be found in the market towns of Nantwich and Whitechurch which are

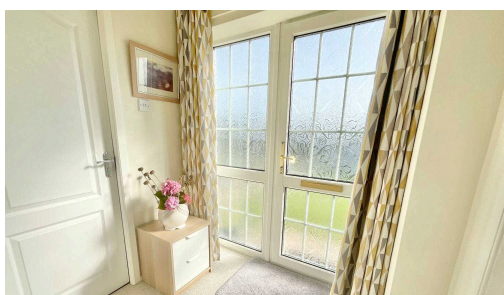


Two bed detached true bungalow in charming Cheshire village of Audlem with no onward chain. Light-filled kitchen, cosy lounge/diner, delightful garden. Garage, driveway for 2-3 cars. Peaceful area with local amenities. Ideal for downsizing or investment. Don't miss out! Council Tax band: D

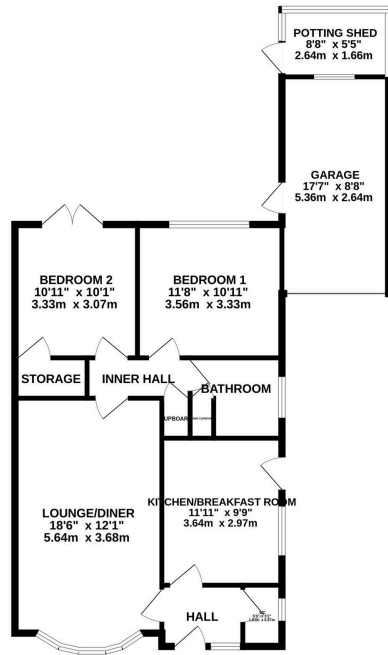
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 not guaranteed as to their operability or efficiency can be given.  
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