



6 Tollgate Drive, Audlem

£270,000 Freehold



Spacious Living Room – Generously sized lounge with ample space for both dining and relaxing, complete with a serving hatch to the kitchen for added convenience. • Large Garage – A substantial garage providing secure off-road parking or excellent storage potential. • Private Rear Garden – Enclosed outdoor space with a small lawn and mature hedging, offering privacy and a pleasant spot to enjoy good weather. • Renovation Potential with No Onward Chain – Ideal project property for buyers looking to modernise and personalise, with the added benefit of no onward chain for a smoother purchase process. • Desirable Village Location – Set in the charming village of Audlem with shops, pubs, a primary school, countryside walks, and great transport links to Nantwich, Whitchurch, and beyond.



Situated in the popular village of Audlem, this two-bedroom semi-detached bungalow presents a fantastic renovation opportunity for those looking to take on a project and create a home to their own taste and specification.

Although the property is in need of modernisation throughout, it benefits from a well-proportioned layout and solid foundations—offering an ideal blank canvas for refurbishment or reconfiguration. Being offered with no onward chain, it's a great option for buyers looking to get started without delay.

At the heart of the home is a spacious living room, providing ample space for both dining and relaxation. A serving hatch connects the living room to the kitchen, which has a good range of cabinets and space for essential appliances including an oven, fridge-freezer, and induction hob.

The main bedroom is a good-sized double featuring built-in cabinetry and French doors that open directly onto the rear garden. The second bedroom, which is accessed via the bathroom, includes fitted wardrobes and a built-in desk—ideal as a guest room, office, or hobby space.

The bathroom includes a bath with overhead shower, and like the rest of the property, offers scope for complete updating.

Externally, the bungalow enjoys a private rear garden with a small lawn and mature hedging, creating a pleasant outdoor space. A large garage provides excellent storage or secure off-road parking.

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 Whitchurch which are only a short drive away or there is a bus service from the village to both of these towns.

Audlem is a thriving village that hosts a number of annual events including a Festival of Transport, Music and Arts Festival, Beer Festival, Party on the Park, a Bonfire and Fireworks Spectacular, and the Christmas lights 'Big Switch On'. The village is a past winner of numerous awards including Regional North of England Village of Year, Cheshire Village of the Year, Best Kept Cheshire Village of the Year, and a Cheshire Community Pride Award.

Located within picturesque Cheshire countryside and with the Shropshire Union Canal running through the village, Audlem is sure to delight lovers of the outdoors with an abundance of scenic rural routes to walk, run, or cycle including the canal towpath along the famous run of 15 locks which has been described as one of the finest walks in lowland England.



Situated in the peaceful village of Audlem, this two-bedroom semi-detached bungalow presents a fantastic renovation opportunity for those looking to take on a project and create a home of their own.

Council Tax band: D

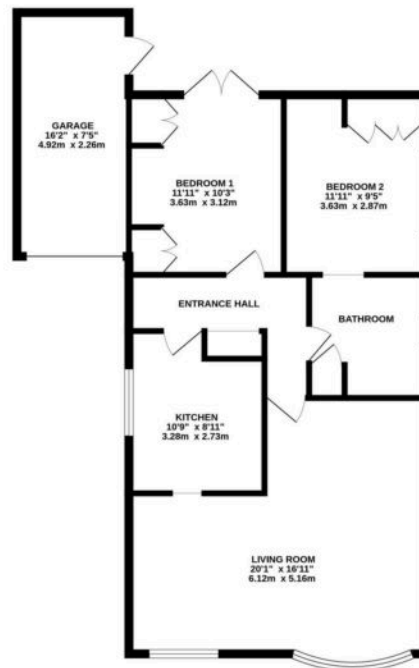
Tenure: Freehold

EPC Energy Efficiency Rating: E

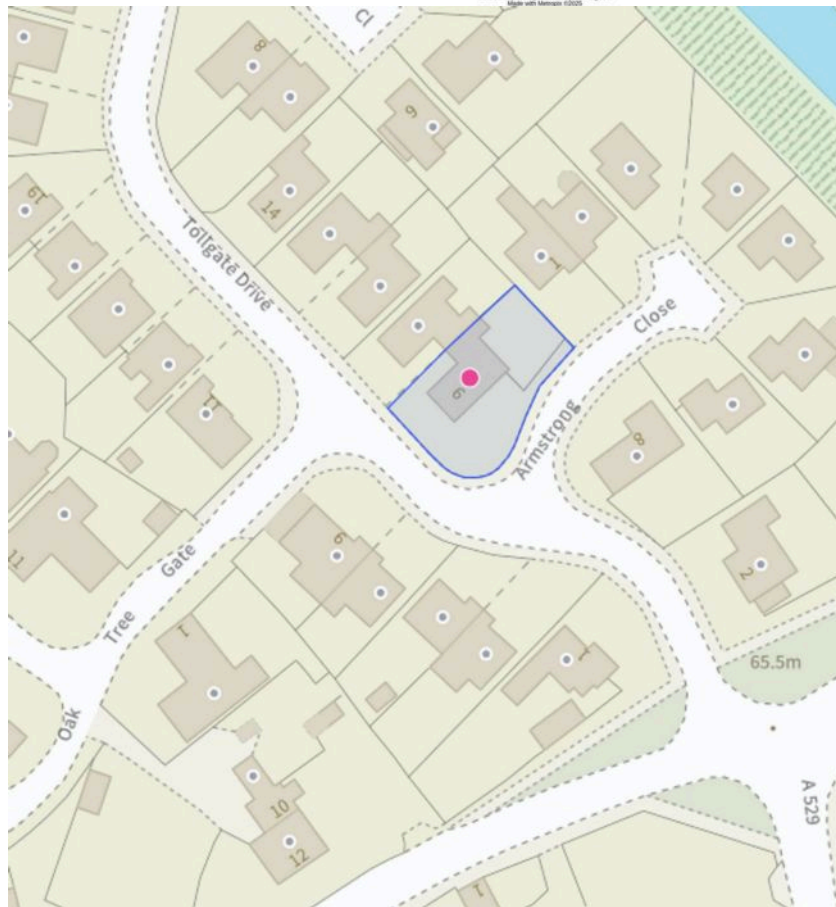
EPC Environmental Impact Rating: E



GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency. See the plan for further details.



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