



## 6 St. James Close, Audlem

£199,950 Freehold



Two generously proportioned double bedrooms, including a spacious principal room with built-in wardrobe and excellent versatility for home working. • Bright and welcoming living room, filled with natural light and providing a comfortable space for relaxing and unwinding. • Well-appointed kitchen/diner offering ample space for dining and entertaining, complete with integrated oven, induction hob, and room for additional appliances. • Attractive, low-maintenance rear garden featuring a patio seating area and a useful outbuilding providing extra storage and laundry space. • Offered with no onward chain, with the added benefit of a designated parking space ensuring everyday convenience.



This delightful two-bedroom terraced home in the highly desirable village of Audlem offers a wonderful balance of comfort and practicality, and is available with **no onward chain**, making it an ideal choice for a smooth and straightforward move.

Upon entering the property, you are welcomed into a bright and inviting living room, a cosy yet airy space that benefits from plenty of natural light—perfect for relaxing after a long day or enjoying quiet evenings in. To the rear, the home opens into a spacious kitchen/diner, thoughtfully designed to accommodate both cooking and dining with ease. There is ample room for a dining table, creating a sociable hub of the home, while the kitchen itself is fitted with an integrated oven and induction hob, along with space for a washing machine and dishwasher. Just off this area is a convenient ground floor WC, as well as access to a useful storage cupboard tucked neatly beneath the stairs.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The principal bedroom is particularly generous in size and is currently used as both a bedroom and a home office, highlighting its versatility, and benefits from a built-in wardrobe for added storage. The second bedroom is another comfortable double, ideal for guests, family members, or additional workspace. The main bathroom is fitted with a bath and overhead shower, offering both practicality and comfort.

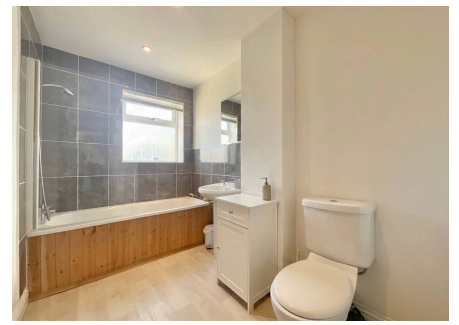
Externally, the property features a low-maintenance rear garden, designed for ease of upkeep while still providing a pleasant outdoor space. A paved patio area offers the perfect spot for outdoor seating or al fresco dining during the warmer months. In addition, there is a useful outbuilding which provides extra storage and space for a washing machine, adding to the home's practicality. The property also benefits from a designated parking space, ensuring convenience for homeowners and visitors alike.

### **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,

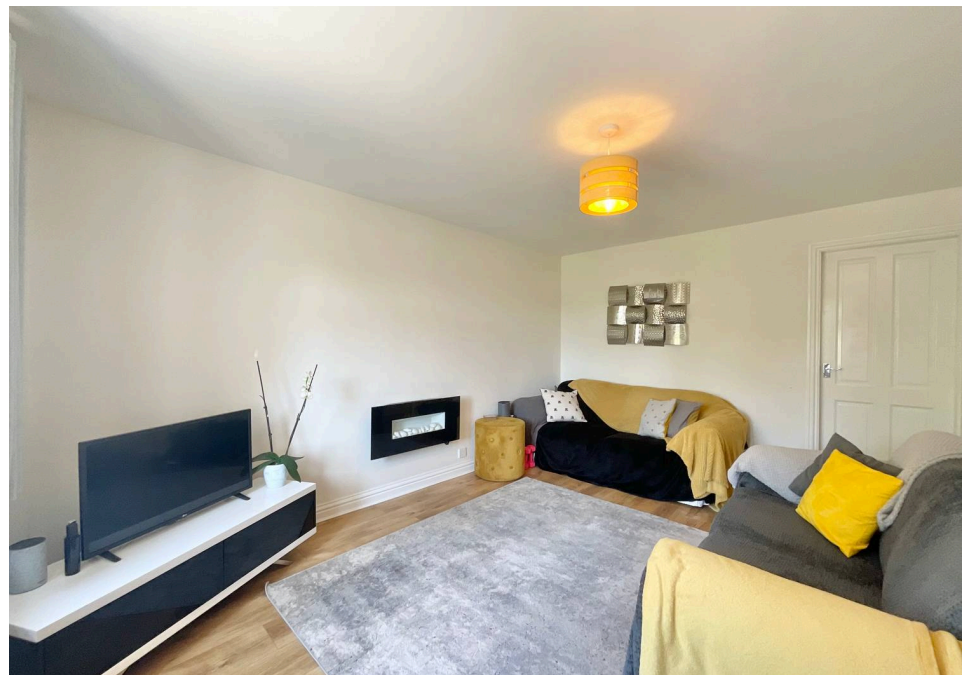
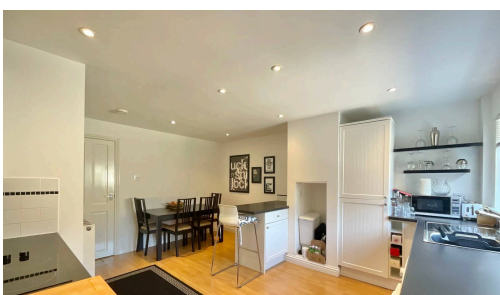
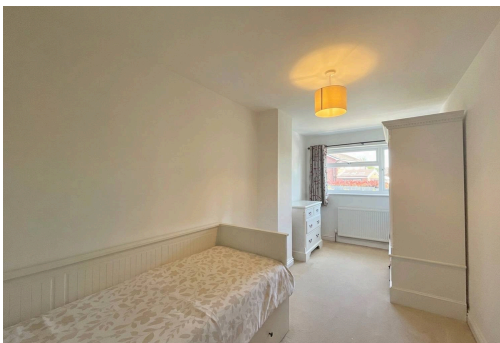


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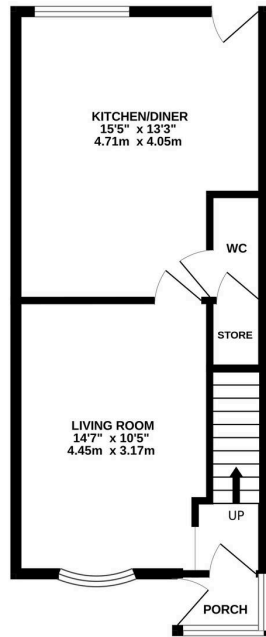
Tenure: Freehold

EPC Energy Efficiency Rating: C

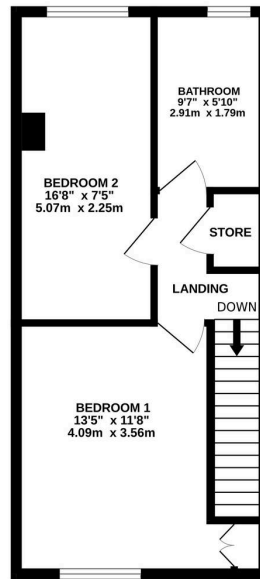
EPC Environmental Impact Rating: C



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency over time.  
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