

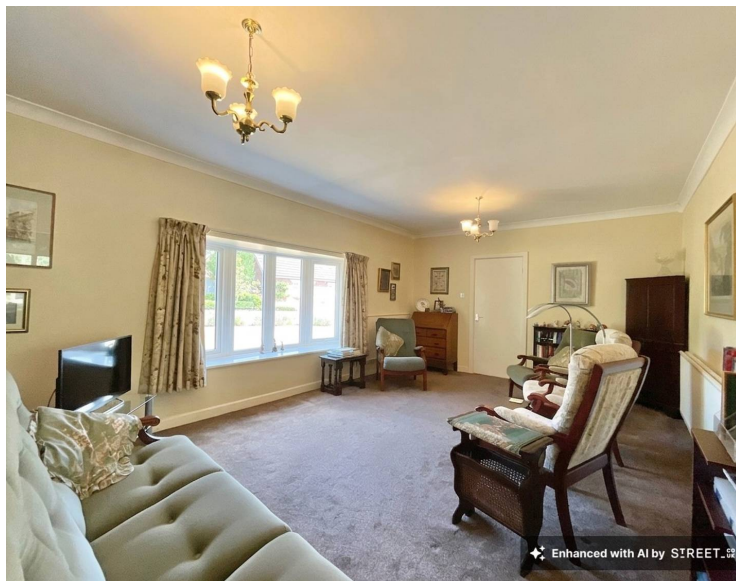


9 Moorsfield Avenue, Audlem

£400,000 Freehold



Peacefully positioned within a sought-after cul-de-sac in Audlem • Open countryside views and a private, non-overlooked rear garden • Spacious detached family home with three well-proportioned bedrooms • Walking distance to Audlem village centre, shops, cafés and canal walks • Conservatory, integral garage and driveway parking for 2–3 vehicles • Offered for sale with no onward chain



Occupying a peaceful cul-de-sac position in one of Audlem's most desirable residential locations, this attractive three-bedroom detached family home enjoys delightful open views across neighbouring fields to the rear. Offering spacious and versatile accommodation, a private garden, conservatory and integral garage, the property is within easy walking distance of Audlem's thriving village centre, renowned for its independent shops, cafés, traditional pubs, highly regarded primary school and picturesque canal network. Offered to the market with no onward chain, this is a wonderful opportunity to acquire a family home in one of South Cheshire's most sought-after villages.

The accommodation begins with a welcoming entrance hall leading into a spacious lounge, featuring an attractive bay window overlooking the front garden and bespoke fitted bookcases spanning one wall. Open to the dining room, the layout provides an excellent space for both everyday family living and entertaining. French doors lead from the dining room into the conservatory, creating a further reception area with views over the rear garden, whilst a useful serving hatch connects to the kitchen.

The fitted kitchen offers a range of wall and base units incorporating a four-ring electric hob with extractor hood, double oven, integrated fridge/freezer, integrated dishwasher and a stainless steel sink with waste disposal unit. A door provides convenient access to the rear garden.

Completing the ground floor is a cloakroom/WC together with an integral garage, offering plumbing for a washing machine, space for a tumble dryer, power, lighting and a remote-controlled electric garage door.

To the first floor, the landing benefits from built-in shelving and useful eaves storage. The principal bedroom is a generous double featuring fitted wardrobes and matching bedside cabinets. Bedroom two also benefits from fitted wardrobes and enjoys attractive views across the rear garden and neighbouring fields. Bedroom three is another well-proportioned bedroom with fitted wardrobes, matching bedside cabinets and a fitted dressing table with drawers.

The contemporary shower room has been tastefully updated and comprises a walk-in shower, vanity wash hand basin with storage beneath, low-level WC and an illuminated LED mirror, complemented by modern tiling and quality fittings.

Externally, the property enjoys a particularly private rear garden which is not overlooked, backing directly onto open fields to create a peaceful setting. The garden is laid mainly to lawn with an attractive resin bound terrace, providing a low-maintenance seating area that allows rainwater to drain naturally. Mature trees and shrubs enhance the garden's privacy and appeal. To the front, a matching driveway provides off-road parking for two to three vehicles and leads to the integral garage.

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 including a selection of independent shops, butcher, three public houses, coffee shops, mini-supermarket

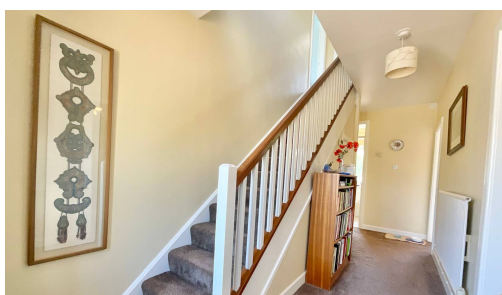


Attractive 3-bed detached home in a quiet Audlem cul-de-sac with open field views, private garden, garage, conservatory, and no chain. Walking distance to village shops, pubs, school, and canal. Council Tax band: E

Tenure: Freehold

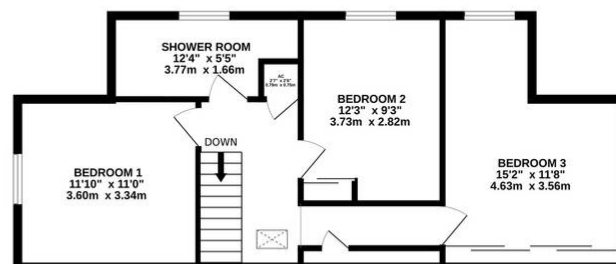
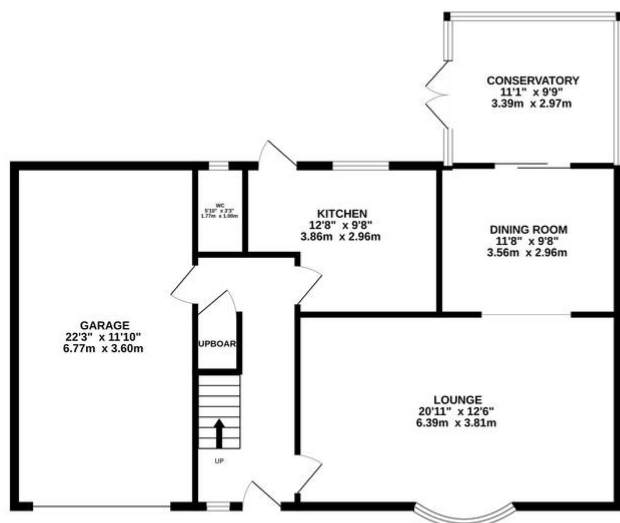
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



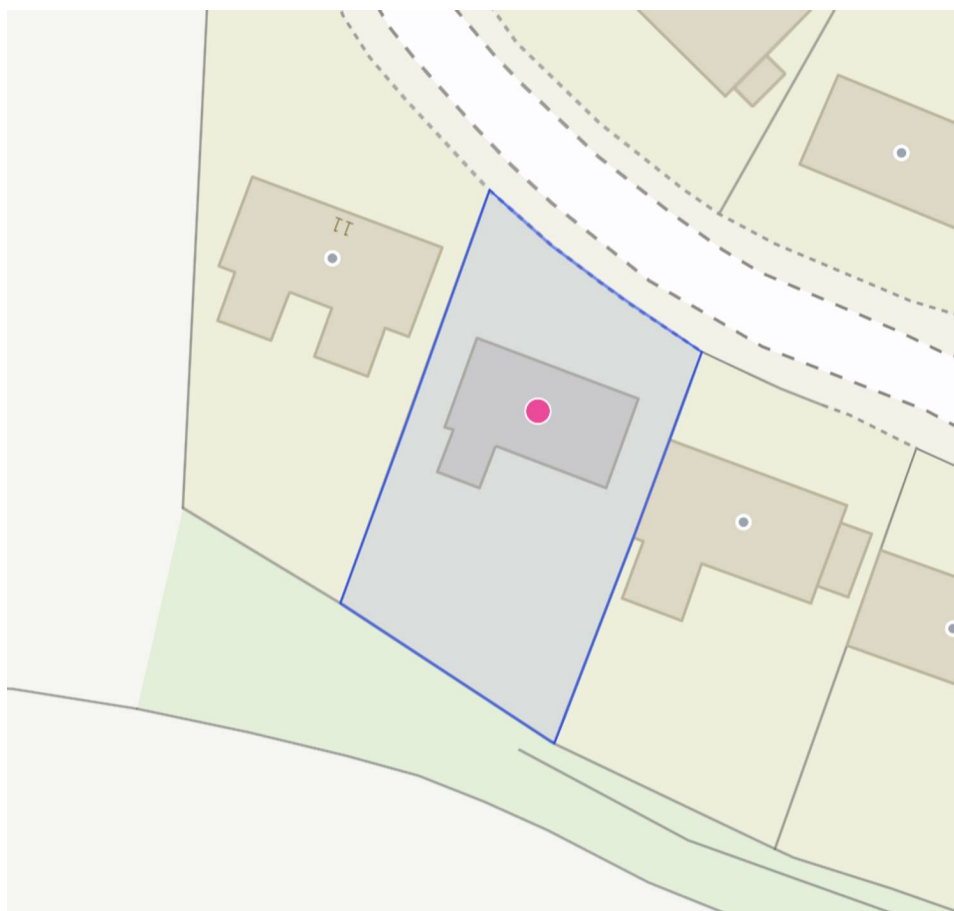
GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.

FIRST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 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 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 no guarantee as to their operability or efficiency can be given.
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