



Church Lane, Nantwich, CW5 5RQ

Auction Guide £150,000

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Entrance

Secure entrance to communal lobby with stair lift to third floor hallway and door to inner hall.

Inner Hall

11'5 x 3'9 (3.48m x 1.14m)

Central heating radiator, loft access, smoke detector, wood effect laminate flooring, doors to bedroom one, bedroom two, bathroom, reception room and storage cupboard.

Bathroom

7'8 x 6'2 (2.34m x 1.88m)

Electric heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower enclosed, extractor fan, spotlights, partially tiled elevations and wood effect laminate flooring.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

Hardwood double glazed sash window, central heating radiator, two feature wall lights, fitted wardrobes and door to en suite.

En Suite

5'10 x 5'7 (1.78m x 1.70m)

Hardwood double glazed frosted sash window, electric heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, extractor fan, spotlights, shaving point, partially tiled elevations and wood effect laminate flooring.

Bedroom Two

13'5 x 8'10 (4.09m x 2.69m)

Hardwood double glazed sash window, central heating radiator and two feature wall lights.

Reception Room

17'5 x 12'11 (5.31m x 3.94m)

Two hardwood double glazed sash windows, two central heating radiators, three feature wall lights, television point, phone, intercom and open to kitchen.

Kitchen

10'11 x 7'4 (3.33m x 2.24m)

Hardwood double glazed sash window, range of wood effect wall and base units with laminate worktops, integrated high rise oven and microwave, four ring electric hob and extractor hood, tiled splashback, one and a half bowl stainless steel sink and drainer with mixer tap, integrated washing machine, dishwasher, fridge and freezer and wood effect laminate flooring.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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