



Barony Road | Nantwich | CW5 5QP

EDWARD
mellor



Features

- Extended and spacious detached bungalow
- Excellent off road parking and lovely garden
- 3 bedrooms and 2 bathrooms
- Modern kitchen and bathroom
- Near to Nantwich town centre

This is a traditional and extended 1930s built detached bungalow with a distinctive double bay front. The property stands within a generous mature plot which includes a gated entrance onto a gravelled area to the front and side giving great off road parking for several vehicles. There are

mature well tended gardens at the rear which enjoy a sunny orientation. The deceptively spacious and versatile accommodation with gas central heating having combi boiler and PVCu double glazing comprises entrance hall, bedroom which is currently used as living space, lounge with opening

through to a large dining room with double doors opening to the rear garden, well appointed kitchen, master bedroom with en suite facility, bedroom 3 and useful W.C. We endorse a viewing for this property to fully appreciate the space available both inside and out.



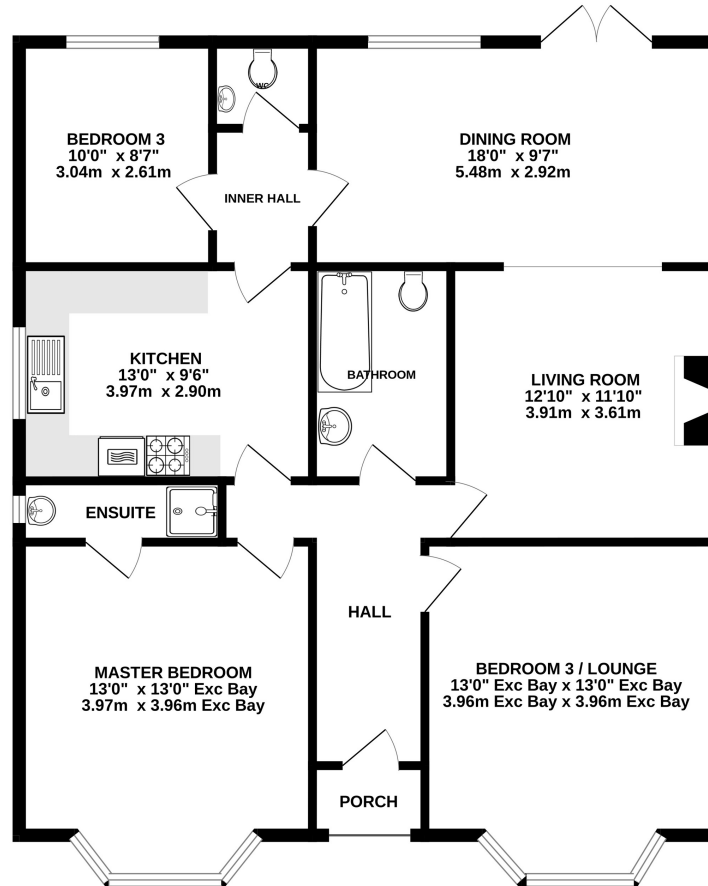
The property stands back from roadside in the historic market town of Nantwich. The area is renowned for its rich history and boasts one of the highest concentrations of listed buildings in England showcasing remarkable examples of Tudor and Georgian architecture. Situated on the Cheshire Plain along the banks of the River Weaver, the town is well connected by road networks including major routes such as the A51 and A534. The Shropshire Union Canal runs nearby enhancing its appeal as a destination for canal holidays. The town centre is less than one mile away and offers an excellent range of shopping facilities.

SERVICES - Mains, Water, Gas, Electricity and Drainage. We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band C. Energy Efficiency Rating - Band D. We are informed that the property is Freehold and free from chief rent. This detail, however, has not been confirmed from the title deeds. By appointment with the Agent's Northwich office.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



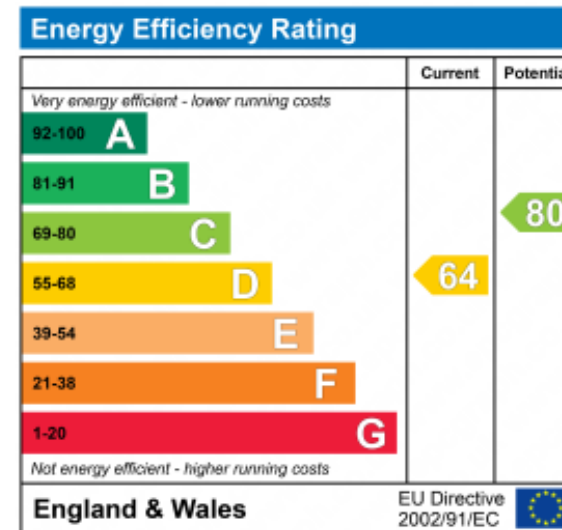
TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.

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 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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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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