



25 Baddiley Close, Ravenmoor, Near Nantwich CW5 8PU

CHESHIRE
LAMONT

INFORMAL TENDER ON FRIDAY 15TH AUGUST AT 12 NOON. GUIDE PRICE £270,000 - £330,000 PLUS. A superb opportunity to enhance, improve and extend a very well constructed detached chalet house in fine established gardens and grounds to three sides in a highly sought after village location nearby to Nantwich providing exceptional and various opportunities. NO CHAIN. Viewing recommended.

- INFORMAL TENDER ON FRIDAY 15TH AUGUST AT 12 NOON.
- GUIDE PRICE £270,000 - £330,000 PLUS
- A superb opportunity to improve, enhance and extend a detached chalet house
- Within a highly sought after rural village location nearby to Nantwich
- Standing in attractive established bordered gardens extending to three sides
- With lovely surrounding aspects and in a most tranquil situation
- Driveways and access from both front and rear
- Reception hall, large bow fronted lounge, dining kitchen and cloakroom
- Two first floor double bedrooms and bathroom
- Affording superb potential for individual requirements
- NO CHAIN

Informal Tender

The property is offered to the market and sealed bids are invited by no later than Friday 15th August 2025 at 12 noon.

The vendors reserved the right to not accept any or the highest offer.

All offers will be regarded as best and final offers and consideration will be made for the purchasers ability to proceed in accordance with the vendors wishes.

Agents Remarks

This detached house stands within a small cul-de-sac location amongst similar appealing detached housing within the village of Ravensmoor. The village benefits from a well used public house and restaurant and enjoys an abundance of lovely rural walks. The property is only 2



miles from the charming market town of Nantwich. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

The property benefits from a superb corner position within established and mostly private gardens extending to the front, side and rear. The house is set back from the Close with a driveway that continues to an attached single garage. A covered porch with a panelled door allows access to:

Reception Hall 17' 4" x 6' 3" (5.29m x 1.91m)

With a staircase ascending to first floor, door to original warm air central heating system (redundant) and a sectional glazed door leads to:

Lounge 19' 11" x 11' 11" (6.07m x 3.63m)

With a uPVC double glazed bow window to front elevation, parquet wood block flooring and a cast iron wood burning stove.

From the Reception Hall a sliding sectional glazed door leads to:

Dining Kitchen 22' 6" max x 8' 11" (6.85m max x 2.73m)

With uPVC double glazed windows to rear gardens, Belfast sinks and uPVC double glazed door to outside.

From the Reception Hall a door leads to:

Cloakroom

With WC, wall mounted wash basin and double glazed window.

From the Reception Hall a staircase ascends to:

First Floor Landing 10' 11" x 6' 3" (3.34m x 1.90m)

With access to loft, double glazed window to side elevation and a door leads to:



Bedroom One 11' 6" x 10' 11" (3.50m x 3.34m)

With a uPVC double glazed window to front elevation overlooking the Close and exposed pine flooring.

From the Landing a door leads to:

Bedroom Two 10' 10" max x 8' 7" (3.29m max x 2.61m)

With a uPVC double glazed window to rear elevation overlooking gardens, door to airing cupboard and sliding doors to wardrobe with shelving.

From the Landing a door leads to:

Bathroom

With a panelled bath, pedestal wash basin, WC and double glazed window.

Externally

The property stands in a corner position with gardens and grounds to the front, side and rear. and benefits from vehicular access and driveways to both the front and rear. The driveway to the front continues to a link attached garage. Attractive established gardens stand to the side and rear of the property and there is a number of areas where the property can be extended if required.

Garage 16' 7" x 10' 4" (5.05m x 3.16m)

With window to rear elevation and personal door to side.

Tenure

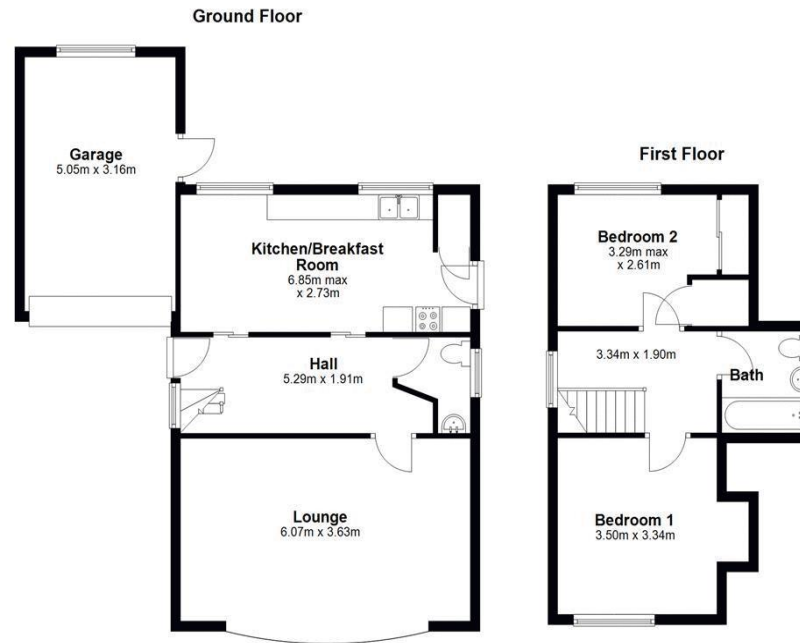
Freehold.

Services

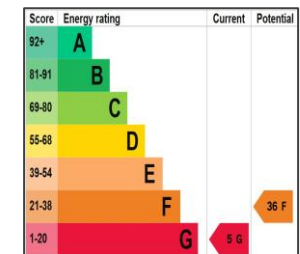
LPG bottles, wood burner and mains water and electricity (not tested by Cheshire Lamont).

Directions

Proceed out of Nantwich along Welsh Row and turn left into Queens Drive. Turn left by the canal bridge onto Marsh Lane and proceed for approximately 2.5 miles into the village of Ravensmoor. After entering the village turn right just after the Farmers Arms Public House and first left into Baddiley Close.



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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