



49 Station View, Nantwich, Cheshire, CW5 7BJ

£170,000

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

Dining Room, Living Room, Kitchen/Breakfast Room, Bathroom, Landing, Two Double Bedrooms, Gas Central Heating, UPVC Double Glazed Windows, Flagged Yard, Garden.

## DESCRIPTION

This terraced cottage is constructed of brick under a tiled roof. It has been modernised and enlarged in recent years and enjoys the benefit of gas central heating and upvc double glazed windows. The well planned accommodation is considered ideal for a first time buyer or investor.

## LOCATION AND AMENITIES

Nantwich is within immediate walking distance, in particular Aldi and Morrisons being within five minutes. The town centre boasts a number of multiple brand named stores including WHSmiths, Boots and M&S Food Store, as well as local renowned retailers. The larger business centre of Crewe is 4 miles distance and access to the M6 motorway (junction 16) is approx. 10 miles via the A500 bypass.

## DIRECTIONS

From our Nantwich office proceed along Beam Street to High Street, at the traffic lights turn left onto Waterlode, at the roundabout turn right into Wellington Road, continue over the level crossings and take the first left into Station View and the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

(with approximate measurements)

### DINING ROOM

11'9" x 9'9"

Brick fireplace (not working) and chimney breast, laminate floor, two single wall lights, Gothic archway to living room, radiator.

### LIVING ROOM

11'9" x 11'1"

Brick fireplace and chimney breast, two single wall lights, radiator.

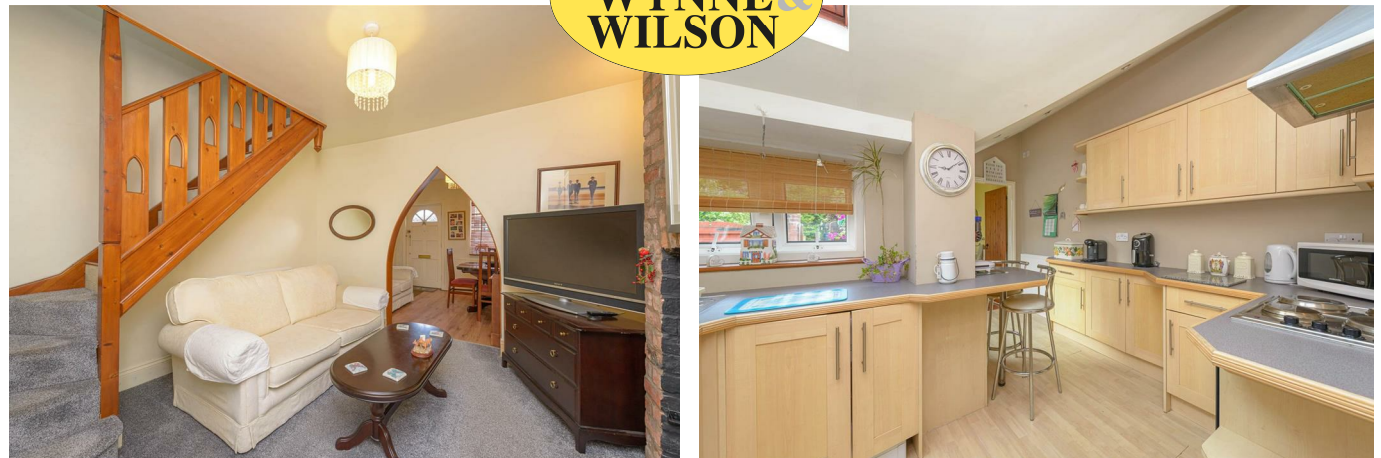
### KITCHEN

12'8" max x 11'2"

Stainless steel 11/2 bowl single drainer sink unit, cupboard under, Indiset integrated oven and four burner gas hob unit with extractor hood above, inset ceiling lighting, laminate floor, door to rear, Velux double glazed roof light, wall cupboards, breakfast bar, window, radiator,



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## BATHROOM

11'2" x 5'10"

White suite comprising panelled bath, pedestal hand basin, low level WC, tiled shower cubicle with Mira shower, inset ceiling lighting, two double glazed window, radiator.

## STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

## BEDROOM 1

11'9" x 9'9"

Exposed brick fireplace (not working) and chimney breast, radiator.

## BEDROOM 2

11'2" x 9'2"

Exposed brick fireplace and chimney breast, Main combi gas boiler, radiator.

## OUTSIDE

Flagged yard, pedestrian access. Garden shed.

## GARDEN

The south facing rear garden is lawned and extends to 52 feet.

## SERVICES

All Mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## TENURE

FREEHOLD

## VIEWINGS

By appointment with BAKER, WYNNE & WILSON.  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

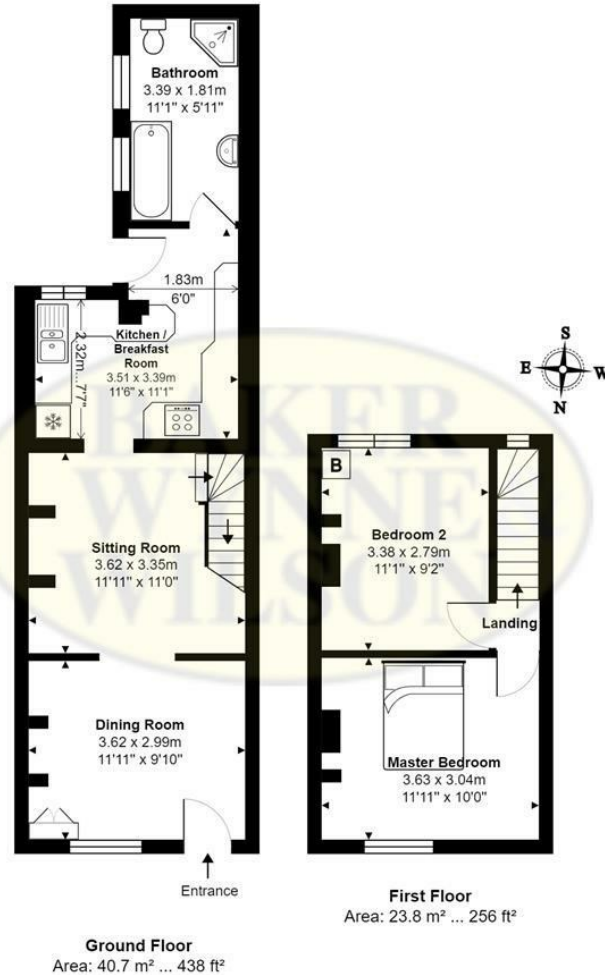


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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Green House EPC Ltd 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			<b>67</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property