



The Forge Checkley Lane, Bridgemere, Nantwich, Cheshire, CW5 7PX  
Guide Price £439,500

**BAKER  
WYNNE &  
WILSON**



A FINE SEMI DETACHED PERIOD HOUSE WITH A USEFUL ANNEX, SITUATED IN A DELIGHTFUL RURAL POSITION ENJOYING OPEN VIEWS OVER COUNTRYSIDE.

## SUMMARY

Entrance porch, entrance hall, living room, dining area, kitchen, utility room, conservatory, landing, three bedrooms, bathroom, uPVC double glazed windows, oil central heating. ANNEX comprising - garden room/home office and cloak room, two former loose boxes, car parking space and gardens.

## DESCRIPTION

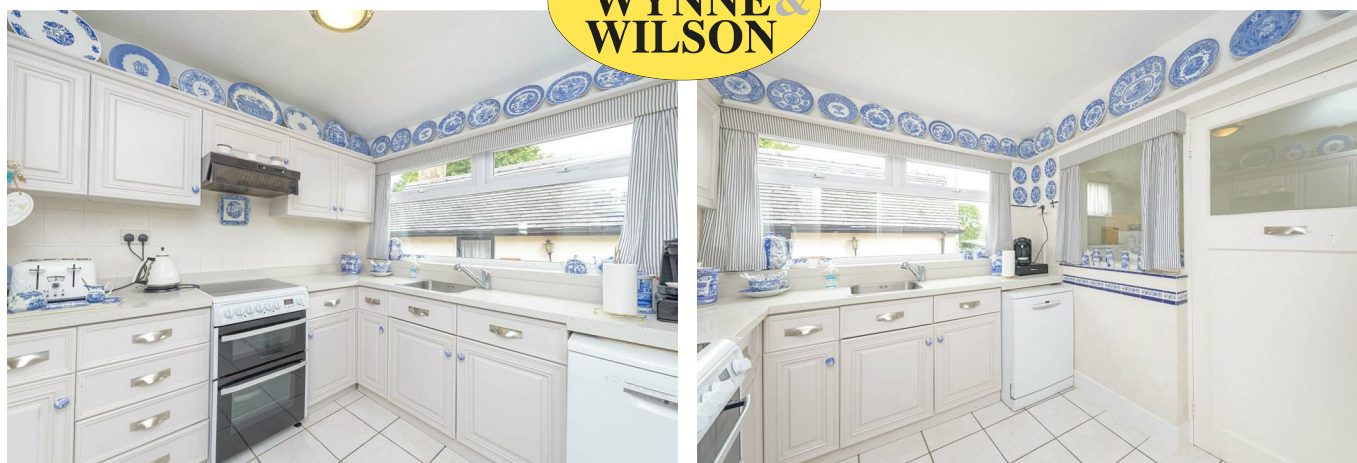
The Forge, believed to date back to the late 19th century is constructed of brick under a tiled roof and approached over a paved drive. It enjoys a wide frontage to Checkley Lane with the principle gardens extending to the front and side. This is a splendid semi detached house of considerable stature and individuality. The house has a cosy, warm and appealing feel whilst also offering open views over the surrounding countryside.

## LOCATION AND AMENITIES

The property lies 6 miles from Nantwich, the charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and four supermarkets. Bridgemere garden centre is near the property, featuring a farm shop and other retail outlets. Frequent trains from Crewe railway station, which is easily reached from the property, link Cheshire to London Euston in only 90 minutes. Good motorway links give access to the key commercial centres of Manchester, Chester, Liverpool and Birmingham. Manchester airport, one of Europe's busiest and fastest developing is within a 45 minute drive and can be reached by train from Crewe station. There is a primary school in Bridgemere and two secondary schools near by in Nantwich including Brine Leas school and sixth form.



**BAKER  
WYNNE &  
WILSON**





## DIRECTIONS

Proceed out of Nantwich along the A51 London Road, through Stapeley and proceed for approximately 5 miles. Turn left into Checkley Lane and the property is located on the left hand side.

## THE ACCOMMODATION

with approximate measurements.

### ENTRANCE PORCH

UPVC double glazed windows and door.

### ENTRANCE HALL

Understairs store, radiator.

### LIVING ROOM

23'7" into bay x 11'10"

Open fireplace with brick inset, stone hearth and wood burning stove, double glazed bay window to front and double glazed window to rear, four double wall lights, beamed ceiling, two radiators.

### DINING AREA

9'1" x 8'4"

Beam ceiling, radiator.

### KITCHEN

8'6" x 8'0"

Refitted in 2019. Stainless steel sink unit in granite surround, floor standing cupboard and floor units with granite worktops, wall cupboards, extractor hood, plumbing for washing machine, tiled floor, radiator.

### UTILITY ROOM

8'4" x 4'9"

Fitted cupboards, oil central heating boiler, tiled floor, UPVC stable door to rear.

### CONSERVATORY

12'6" x 9'6"

Brick base, UPVC double glazed windows and french windows to garden, tiled floor.



**BAKER  
WYNNE &  
WILSON**



## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

12'3" into bay x 12'1" into wardrobes  
Three fitted double wardrobes, double glazed bay window, bed light switch, radiator.

## BEDROOM 2

10'5" x 9'9"  
Radiator.

## BEDROOM 3

8'4" x 8'1"  
Radiator.

## BATHROOM

7'9" x 5'10"  
White suite comprising jacuzzi bath with Mira sport shower over, low flush WC and vanity unit with inset hand basin, fully tiled walls, chrome radiator/towel rail.

## OUTSIDE

Brick and tile annex comprising garden room/home office 13'7" x 8'1"  
Original range, two windows.  
CLOAKROOM low flush WC and vanity unit with inset hand basin, tiled floor, fully tiled walls, rear hall.  
TIMBER CONSTRUCTED STORE comprising two former loose boxes 16'2" x 10'10" overall.  
Oil tank. Bin store. Flagged patio and stone set patio.

## GARDENS

The gardens are extensively lawned with Rose borders, Conifer, astro turf paths, hedgerow.

## SERVICES

Mains water and electricity. Septic tank drainage.  
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

## VIEWING

By appointment with Baker Wynne & Wilson  
01270 625214



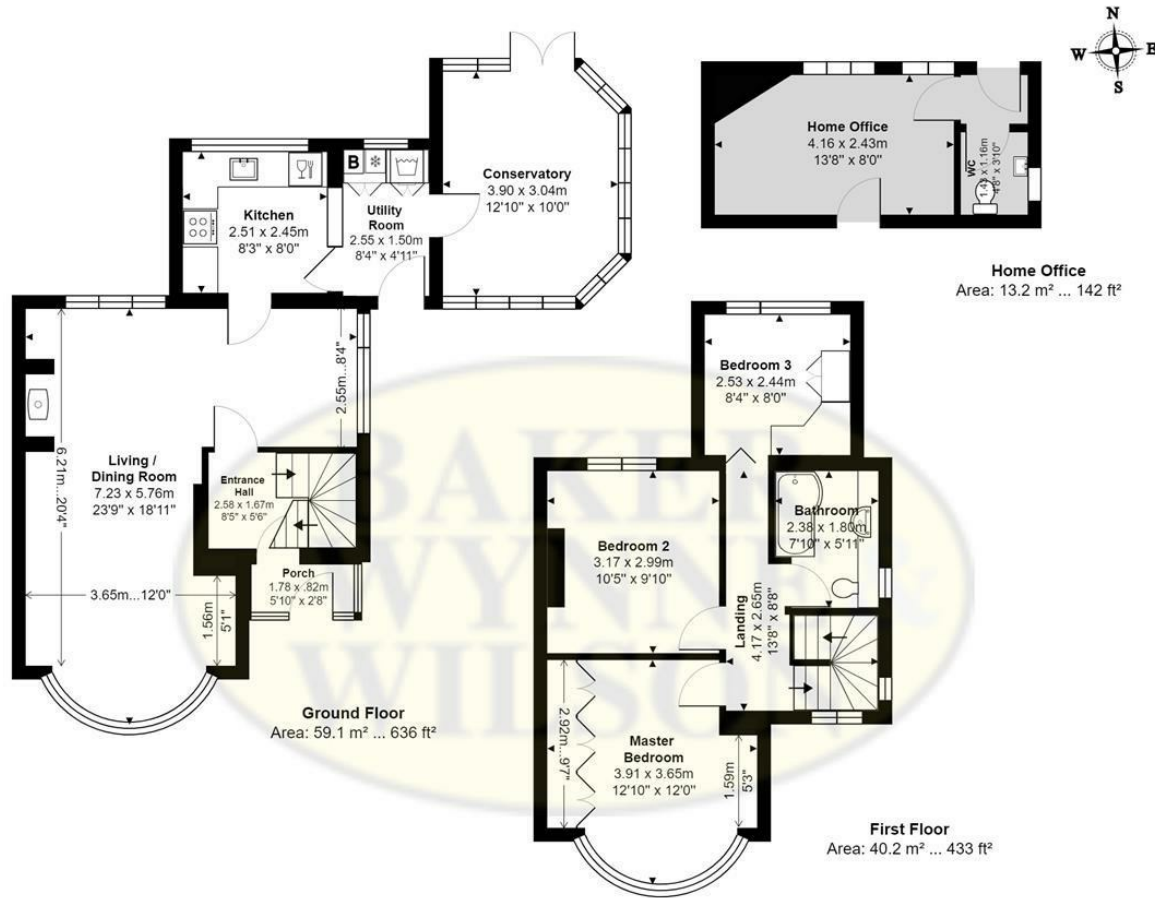




**BAKER  
WYNNE &  
WILSON**







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. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>30</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