



24 The Pike, Nantwich, Cheshire, CW5 7AR

Guide Price £235,000

**BAKER
WYNNE &
WILSON**

AN IDEAL OPPORTUNITY TO ACQUIRE A SEMI DETACHED PROPERTY REQUIRING SOME MODERNISATION, SITUATED IN A DESIRABLE RESIDENTIAL DEVELOPMENT. CATCHMENT TO BRINE LEAS ACADEMY.

SUMMARY

Entrance hall, lounge/dining room, kitchen, rear porch, cloakroom, three bedrooms, family bathroom, garage, ample parking, large corner plot.

DIRECTIONS

From out of Nantwich office proceed towards Welsh Row traffic lights, turn left in to Waterlode, at the roundabout turn right into Wellington Road, over the level crossings, take the first right into Park Road, take the first turning on the left in to Newbold Way, then The Pike is third on the left.

LOCATION AND AMENITIES

The property lies approximately one mile from Nantwich town centre, close to a wide range of amenities, Nantwich Lake and the River Weaver. The well established development is in the catchment area of Brine Leas School and BLC Sixth form. There are also several Primary schools within immediate walking distance. Nantwich itself is an historic market town with an excellent range of social and shopping facilities and amenities . The larger centre of Crewe is approximately 4.5 miles, M6 motorway 10 miles.

DESCRIPTION

The property is of traditional brick construction under a tiled roof, with the benefit of UPVC double glazing, UPVC soffits and fascia boards. The property is in need of some updating, in particular in the kitchen and bathroom and presently does not have a central heating system. Any desiring purchaser should note the location, occupying a particularly generous plot. Altogether this has the making of a desirable family home.

THE ACCOMMODATION

ENTRANCE HALL

Double glazed front door.

LOUNGE

13'3" x 11'9"

Large double glazed picture window, Adam style gas fireplace with marble inset, laminate floor, open to:

DINING AREA

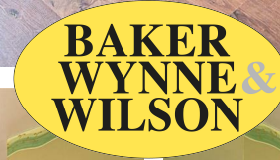
10'6" x 9'4"

Double glazed window to rear, laminated floor.

KITCHEN

10'5" x 9'9"

Stainless style sink unit, cupboards and drawers, base units work surfaces, various wall cupboards, built in store cupboard.





REAR ENTRANCE HALL

Double glazed door, access to cloakroom with WC and hand basin.

STAIRS FROM HALLWAY TO LANDING

Double glazed window, linen cupboard with cylinder.

BEDROOM

13'5" x 10'0"

Fitted wardrobe, double glazed window, electric heater.

BEDROOM

13'7" x 8'0"

Electric storage heater, double glazed window.

BEDROOM

8'7" x 7'6"

Electric storage heater, built in store cupboard.

BATHROOM

White suite, panel bath, mixer shower unit, pedestal wash basin, low level WC, double glazed window, electric wall heater.

OUTSIDE

GARAGE

Ample parking to the front of the property. The whole occupies a desirable corner plot. Gravelled area to the rear. Side lawned area with ample scope, enjoying a south westerly aspect.

SERVICES

All mains are connected to the property. Solar panels.

N.B. Tests have not been made of electrical, water, 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.

SOLAR PANELS

Lease end date is 9th October 2039 and there is no option to buy the system or for early removal. The lease is in place for the remainder of the 25 year term.

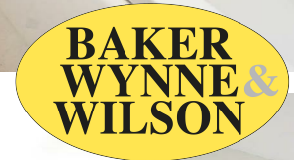
TENURE

FREEHOLD

COUNCIL TAX BAND C

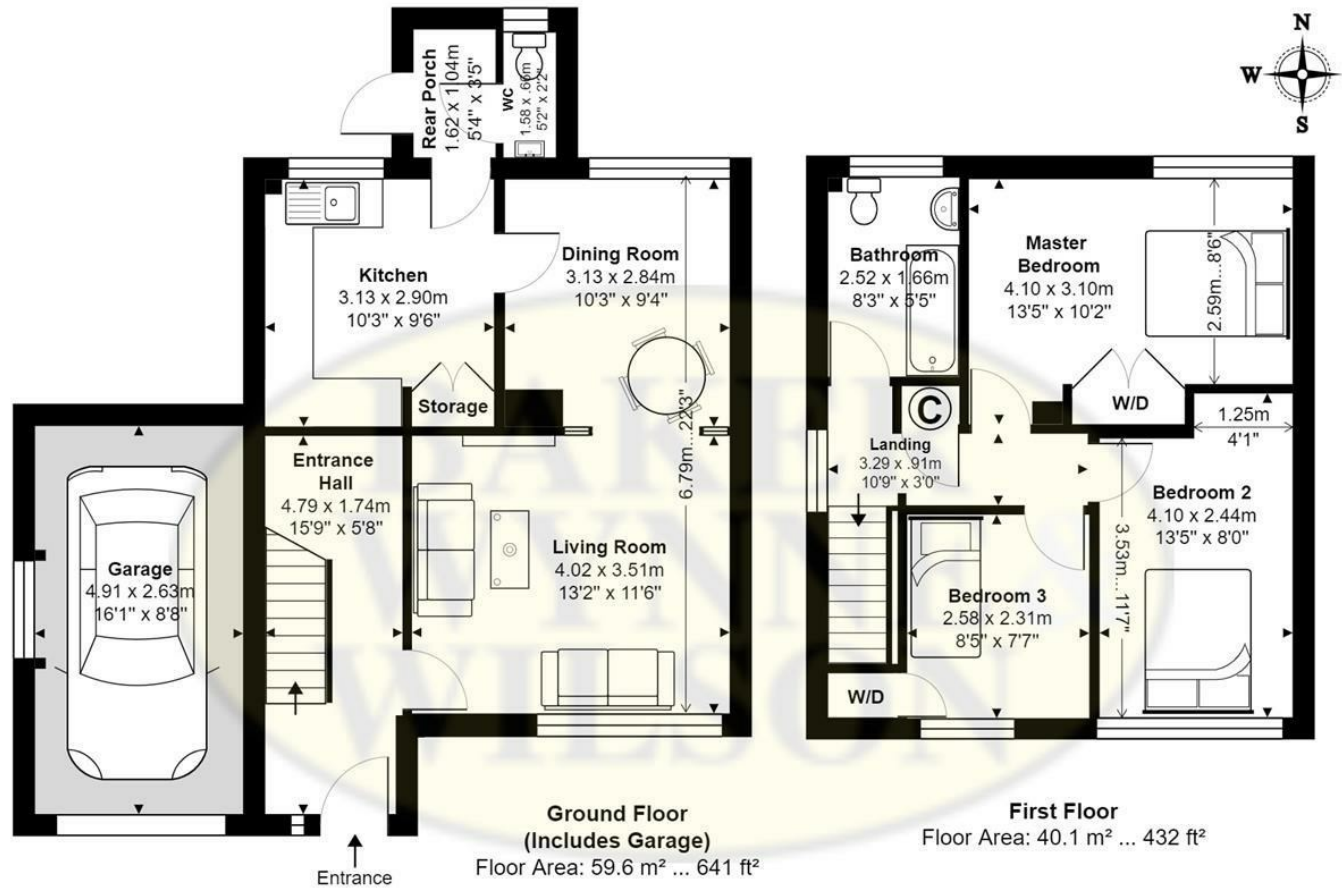
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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Approximate Gross Internal Area: 99.7 m² ... 1073 ft² (Includes Garage)

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) A			87
(81-91) B			
(69-80) C		68	
(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	

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



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