



95 Main Road, Worleston, Nantwich, Cheshire, CW5 6DN

£429,500

**BAKER
WYNNE &
WILSON**

DESCRIPTION

The property being an individually designed detached family home occupying a prime position in the heart of the village which has always proved particularly desirable. The property has an extensive rear garden extending to some 100 ft. being laid to lawn/orchard area and the benefit of delightful views over farmland towards the rear. Over the year there has been the installation of an Aga within the kitchen and gas fired central heating which is seldom found in a semi rural locality.

LOCATION & AMENITIES

Worleston lies two miles north of Nantwich, being a small hamlet with the benefit of day to day facilities such as BAKERS, PUBLIC HOUSE, PRIMARY SCHOOL and CHURCH. The historic market town of Nantwich answers to most of today's shopping and social amenities with major brand stores and renowned retailers. The larger centre of Crewe is four miles distance with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes).

DIRECTIONS

From our Nantwich office proceed along Beam Street, past the bus station and the fire station, at the traffic lights turn left onto Barony Road, continue to the next set of traffic lights, go straight on, at the roundabout follow the signs for Worleston and Church Minshull and bear right on the B5074, continue past Reaseheath College, after one mile with Rookery Hall on the right hand side your entering the village and the property can be located on the left hand side.

ACCOMMODATION

With approximate measurements

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL

17'1" x 15'11"

Radiator, dado rail, double glazed front door, window, ceiling cornices.

CLOAK ROOM

Two-piece suite, W/C, wash basin, half tiled walls, further cloaks cupboard.

LIVING ROOM

17'5" x 11'11"

Enjoys Adams style pine fire surround with gas coal effect fire, double glazed window to front, radiator, TV point, ceiling cornices, two wall light points.

BREAKFAST/KITCHEN

23'1" x 11'8" overall

Aga electric fuelled range, extensive range of white fitted units, granite work surfaces, twin bowl sink unit, various base units, wine rack, plumbing for dishwasher, breakfast corner unit, double glazed window to rear, ceramic tiled floor, french doors opening to rear patio incorporating the dining area, radiator.



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UTILITY ROOM

7'8" x 5'6"

Door to rear, six wall cupboards, heated towel rail, plumbing for washing machine, work surface.

Stairs lead from entrance hall to first floor

MASTER BEDROOM

12'6" x 11'11"

Radiator, double glazed window, range of fitted wardrobes.

ENSUITE

With shower cubicle power shower, pedestal wash basin, low level W/C, fully tiled walls, heated towel rail, Xpelair.

BEDROOM

11'11" x 11'8"

Radiator, double glazed window.

BEDROOM

11'8" x 10'8"

Radiator, double glazed window.

BEDROOM

10'8" x 7'10"

Radiator, double glazed window.

FAMILY BATHROOM

10'7" x 7'8"

Recently refurbished white suite with panel bath and power shower and shower screen, pedestal wash basin, low level W/C, decorative tiled walls, double glazed window, heated towel rail. Store cupboard housing Worcester Bosch Glow Boiler.

OUTSIDE

Ample tarmac parking to the front and side into rear garage 18' X 8'3". To the rear there is a paved patio area into the garden, generous in size enjoying an open aspect. Water tap point.

SERVICES

All mains services connected.

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

COUNCIL TAX BAND

Band E

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214



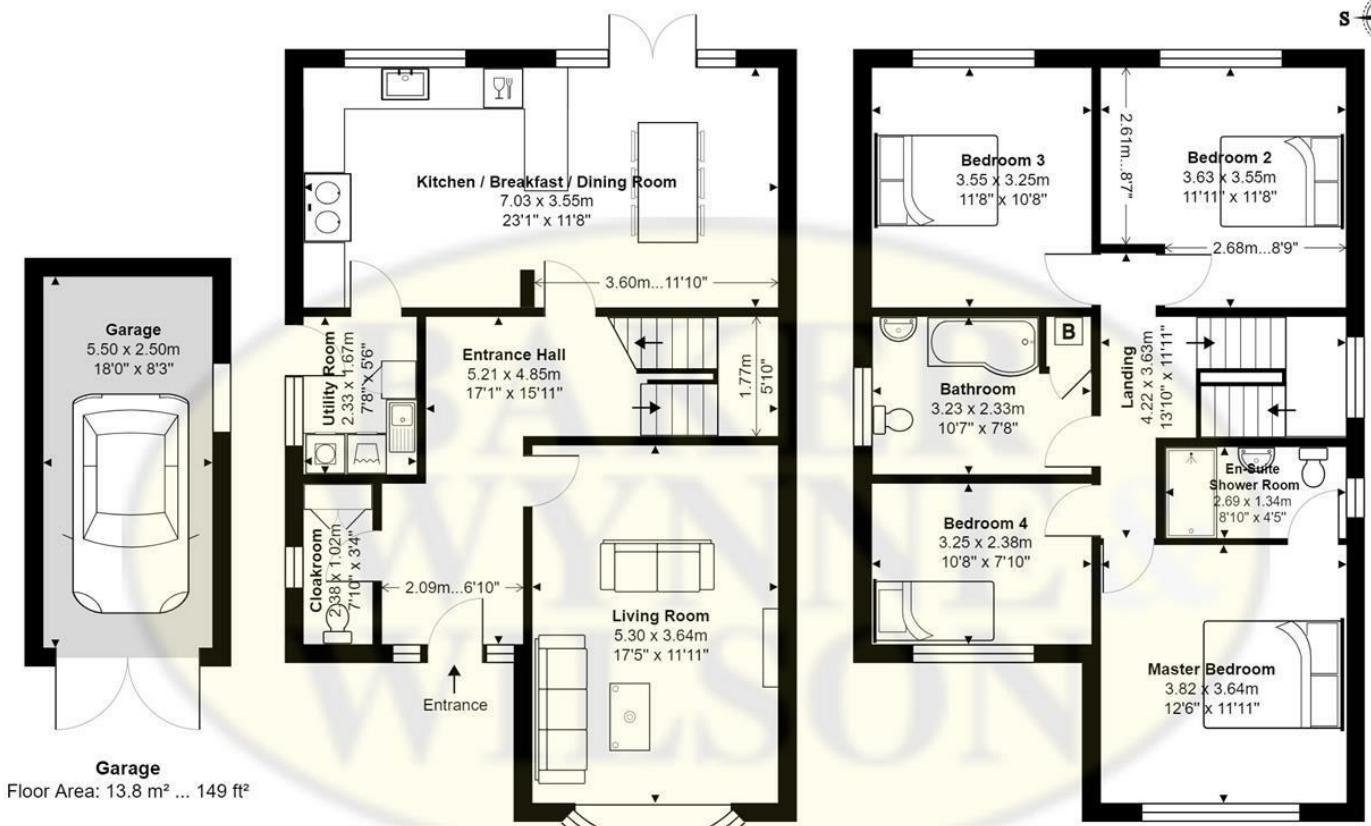
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Ground Floor
Floor Area: 69.4 m² ... 748 ft²

First Floor
Floor Area: 68.5 m² ... 737 ft²

95 MAIN ROAD, WORLESTON, NANTWICH, CHESHIRE, CW5 6DN

Approximate Gross Internal Area: 138.0 m² ... 1485 ft² (excluding 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 2023. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C		67	
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
 www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

