



71 Shrewbridge Road, Nantwich, Cheshire, CW5 7AE

Guide Price £795,000

**BAKER  
WYNNE &  
WILSON**



GUIDE PRICE FOR OFFERS £795,000 - £825,000

An impressive three bedroom detached true bungalow (circa 1960) standing on an elevated individual garden plot well set back from the road, in a prestigious location on the southern confines of Nantwich and enjoying a seamless visual connection with Shrewbridge Lake & the picturesque countryside beyond.

The vast loft area is suitable for conversion (subject to any necessary consents).

Approx Gross Internal area of the ground floor is 2312 ft<sup>2</sup> ( 214.8 m<sup>2</sup>) which includes the double garage and adjoining outhouses.

## DIRECTIONS TO CW5 7AE

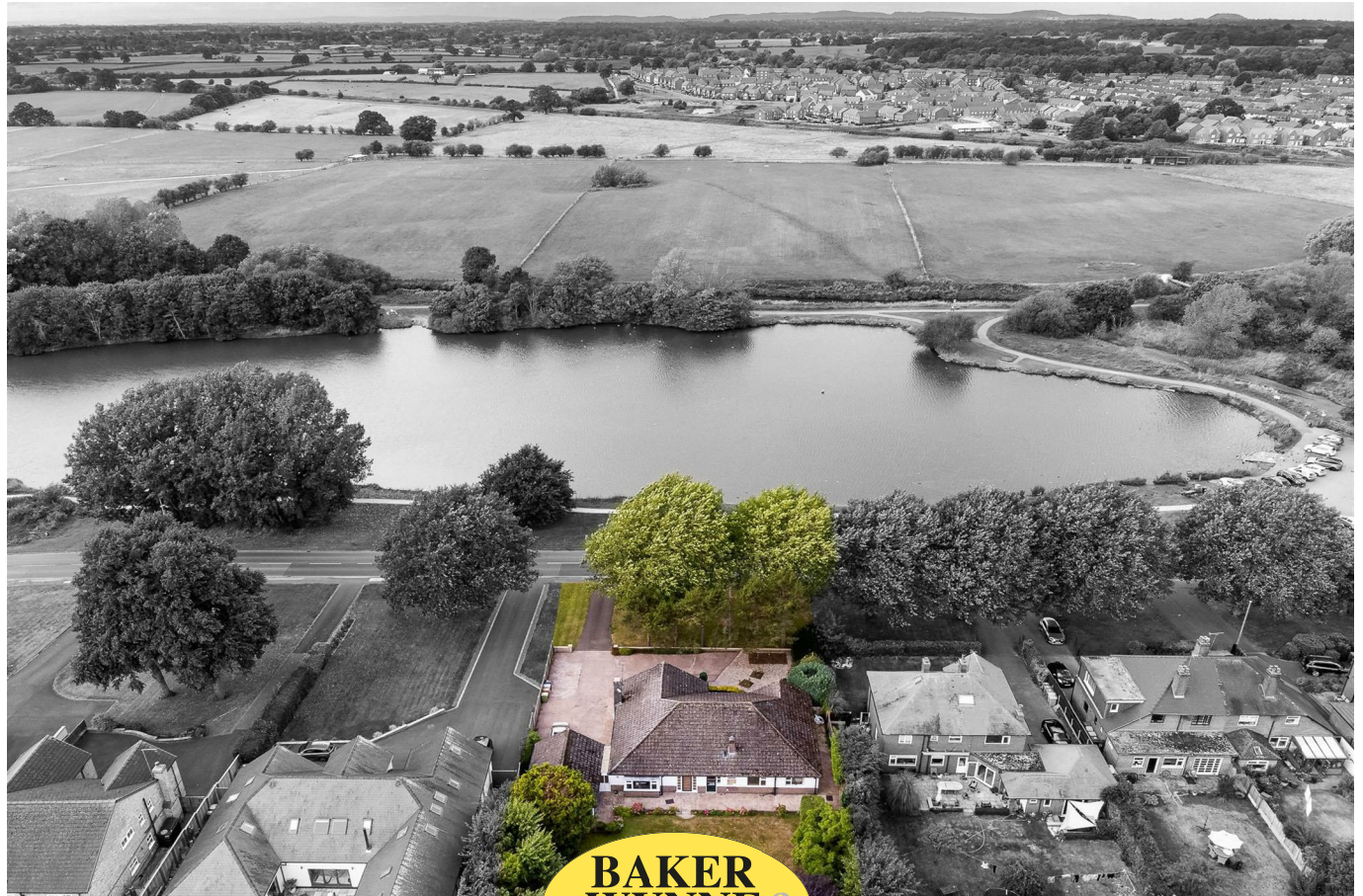
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Proceed from the Agent's Nantwich office along beam street towards Barony Park, turn right at the traffic lights onto Millstone Lane, then bear right at the roundabout in front of Churches Mansions onto Hospital Street & then take the first exit at the mini roundabout. Continue over the next roundabout onto Waterlode, through the traffic lights & turn left into Shrewbridge Road. Continue across the level crossing & proceed to the junction to turn right. Opposite Shrewbridge Lake No.71 will be observed elevated on the left-hand side.

## LOCATION

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, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. 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 hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

Approximate Distances - Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 4 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.



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## GENERAL REMARKS

Comment by Mark Johnson FRICS at Baker Wynne and Wilson

No.71, is a delightful individual true bungalow with an incredible sense of rural identity on the edge of the town, beautifully presented, offering versatile accommodation with a vast loft area suitable for conversion subject to any necessary consents. The approx. gross internal area of 2312 ft<sup>2</sup> ( 214.8 m<sup>2</sup> ) includes the double garage and outhouses. The property is discreetly removed from the road behind an intermittent screen of mature trees and stands elevated to take full advantage of its commanding position overlooking the lake.

## ACCOMMODATION

With approximate measurements comprises:

Large 'L' shaped seating area beneath an open porch with tiled floor and dwarf wall, overlooking the delightful aspect of Shrewbridge Lake to the front.

## ENTRANCE HALL

29'3" x 9'1"

Glazed front door and side panels enjoying views of the lake, two radiators, glazed rear patio door and side panels.

## HALLWAY OFF INTO ENTRANCE HALL

3'10" x 31'9"

Loft via drop down ladder giving access to part boarded area, suitable for for conversion (subject to planning permission), radiator.

## LIVING ROOM

18'9" x 14'9"

Attractive fireplace and hearth with surround and living flame gas fire. Oriel side window, front bay window, radiator, various wall light points.

## DINING ROOM

14'9" x 11'5"

Two radiators.

## KITCHEN/BREAKFAST ROOM

14'9" x 12'9"

Modern quality units to various elevations including a box bay section and peninsula breakfast bar. Base storage units, tall larder units and drawers, inset single single stainless steel units with single drainer, uPVC double glazed window.

Fitted Appliances include: Whirlpool integrated dishwasher, Creda double oven (electric) and grill, four ring gas hob, whirlpool extractor hood - integrated, Whirlpool Fridge/Freezer - Integrated, part tiled walls, ceramic tile floor, door to rear passageway.



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## STUDY

12'9" x 4'11"

Radiator, door to exterior.

## UTILITY ROOM

12'9" x 4'2"

White glazed sink, Worcester wall mounted gas fired combination boiler. Plumbing for washing machine, ceramic tile floor.

## BATHROOM

12'9" x 8'11"

Modern suite comprising panel bath with shower head mixer tap and screen, pedestal wash hand basin, W/C, towel ladder radiator, large twin double airing cupboards.

## MASTER BEDROOM

18'7" x 15'2"

Three section double wardrobe set and cupboards, radiator.

## ENSUITE SHOWER / W/C

7'5" x 3'10"

Double screen door enclosed cubicle with high overhead mixer shower, wash hand basin, low level W/C, towel ladder radiator.

## BEDROOM TWO TO THE FRONT

14'5" x 11'9"

Three section double wardrobe set with cupboards above, radiator.

## BEDROOM THREE TO THE REAR

12'9" x 10'10"

Radiator.

## EXTERIOR

Driveway approach to large front hardstanding and parking area for numerous cars.

## Detached double brick and tile garage

17'6" x 16'5"

Timber door, power and light/W/C/two stores.

Low maintenance front garden with terraced sections, borders of shrubs and trees. Steps to the front door.

Private rear lawned garden with mature shrubs and trees, full length patio area extending to side general storage area.

## SERVICES

Mains water, gas, electricity and 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.

## COUNCIL TAX

Band F.

## TENURE

Freehold with vacant possession upon completion.

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214



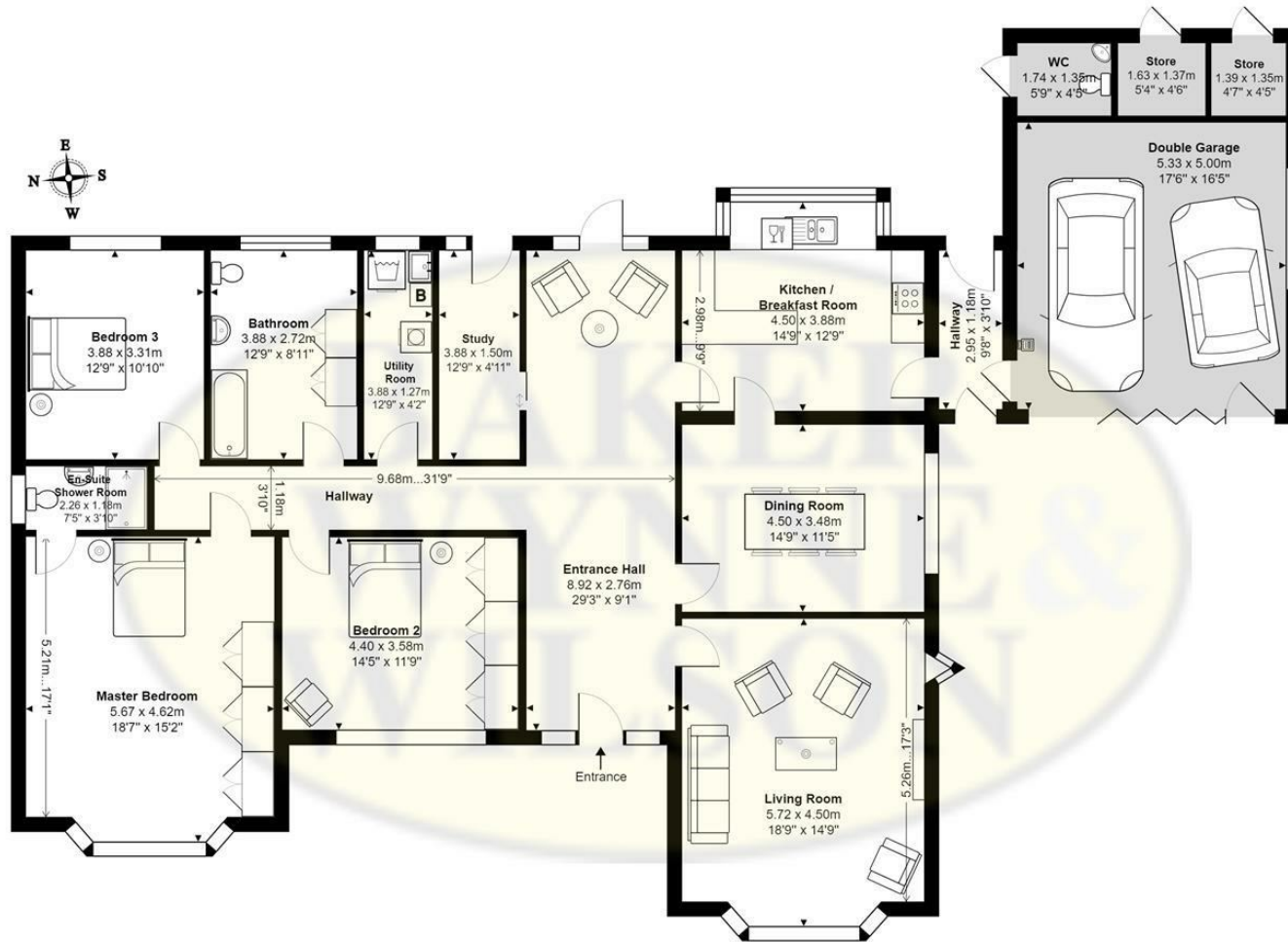




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Approximate Gross Internal Area: 214.8 m<sup>2</sup> ... 2312 ft<sup>2</sup> (Includes Double Garage & Outbuildings)

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 Leon Sancese from Green House EPC Ltd 2023. 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>74</b>
(55-68)	<b>D</b>	<b>55</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	

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