



27 Brown Avenue, Nantwich, Cheshire, CW5 7DH  
Guide Price £350,000

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

Entrance Canopy, Entrance Hall, Cloakroom, Living Room, Dining / Garden Room, Kitchen, Landing, Three Bedrooms, Wetroom, Gas Central Heating (part under floor), uPVC Double Glazed Windows, Solar Panels, Cavity Wall Insulation, Attached GARAGE, Block Car Parking Space for Four Cars, Gardens

## DESCRIPTION

The property was built in the 1970's of brick under a tiled roof and is approached over a block paved drive. The house is noticeably bright and offers excellent well designed space, which extends to about 1200 sqft. The living room is large and versatile with a multi fuel stove whilst the real highlight is the fantastic dining / garden room with French windows to the attractive landscaped garden. The presentation is excellent throughout with engineered oak flooring, bespoke fitted kitchen and a great wet room. It would suit families, professional couples or those looking to downsize from a larger house but still want plenty of internal space and versatility. The house has been a much loved family home and comes to the market for the first time in 36 years.

## LOCATION AND AMENITIES

The house lies just under 1 mile from Nantwich town centre. Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and four supermarkets. Nearby Stapeley has a family friendly public house, CoOperative store and other shops. Primary schools in the area include Pear Tree Primary School, St Annes RC, Stapeley Broad Lane and the Weaver which are all feeder schools to Brine Leas high school / BL6 Sixth Form.

Crewe with its fast intercity railway network London Euston (90 minutes) Manchester (40 minutes) is 4 miles. The M6 motorway (junction 16) 10 miles.



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## DIRECTIONS

From Nantwich proceed along Wellington Road, over the level crossings, continue for about 500 yards, turn left into Delamere Road, proceed for 200 yards, turn right and right again into Brown Avenue and the property is located on the right hand side.

## ACCOMMODATION COMPRISES

With approximate measurements

## ENTRANCE CANOPY

## ENTRANCE HALL

10'0" x 6'4"

Inset matwell, uPVC entrance door, double doors to living room, hanging fitting, radiator

## CLOAKROOM

A cream coloured suite comprising; low flush WC and hand basin, half tiled walls, tiled floor, radiator

## LIVING ROOM

16'9" x 13'0"

Fireplace with tiled hearth, brick inset and multi fuel stove, engineered oak floor with underfloor heating, two double glazed picture windows, ceiling cornices

## DINING / GARDEN ROOM

20'8" x 10'4"

Double glazed windows and double glazed French windows to garden, inset ceiling lighting, two double glazed roof lights with blinds, door to side, engineered oak floor with underfloor heating

## KITCHEN

12'1" x 9'3"

Stainless steel 1 1/2 bowl sink unit with Quooker hot water tap, Sinstone surround, floor standing cupboard and drawer units with worktops, wall cupboards, wine rack, liebherr integrated refrigerator, Bosch integrated twin oven and four burner ceramic hob unit with extractor hood above, cupboard housing Worcester gas fired central heating boiler, part tiled walls, ceramic tiled floor, uPVC door to side, understairs store with plumbing for washing machine, radiator.



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## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

10'7" x 8'0"

Access to part boarded and insulated loft with double glazed roof light, via foldaway ladder.

## BEDROOM NO.1

13'1" plus recess x 12'9"

Three uplights, radiator

## BEDROOM NO.2

13'8" x 12'4" into wardrobes

Two built in double wardrobes and built in single wardrobe with cupboards above, linen cupboard, radiator

## BEDROOM NO.3

8'9" x 8'6"

Fitted double wardrobe with sliding mirrored doors, radiator

## WETROOM

8'4" x 5'4"

White suite comprising low flush WC and vanity unit with inset hand basin, Hansgrohe rain head shower with two settings and hand held shower with two settings, tiled floor, fully tiled walls, inset ceiling lighting, illuminated mirror / bathroom cabinet with powerpoint for toothbrush, chrome towel rail / radiator

## OUTSIDE

Attached GARAGE 16'6" x 8'6" electrically operated rollover door, Inverter for solar panels, wall cupboards, power and light.

Block paved car parking for up to four cars. Caravan battery charging point. Exterior lighting. Two outside taps. Three Log Stores and Coal Bunker.

## GARDENS

The landscaped rear garden with lighting features a block paved and resin bound patio, water feature, raised borders, pergola with ornamental vine and

box hedge, a raised soft fruit border and a drainage ditch. There are shrubs to the front including a twisted hazel.

## SERVICES

All mains services are connected to the property. 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.

## TENURE

FREEHOLD

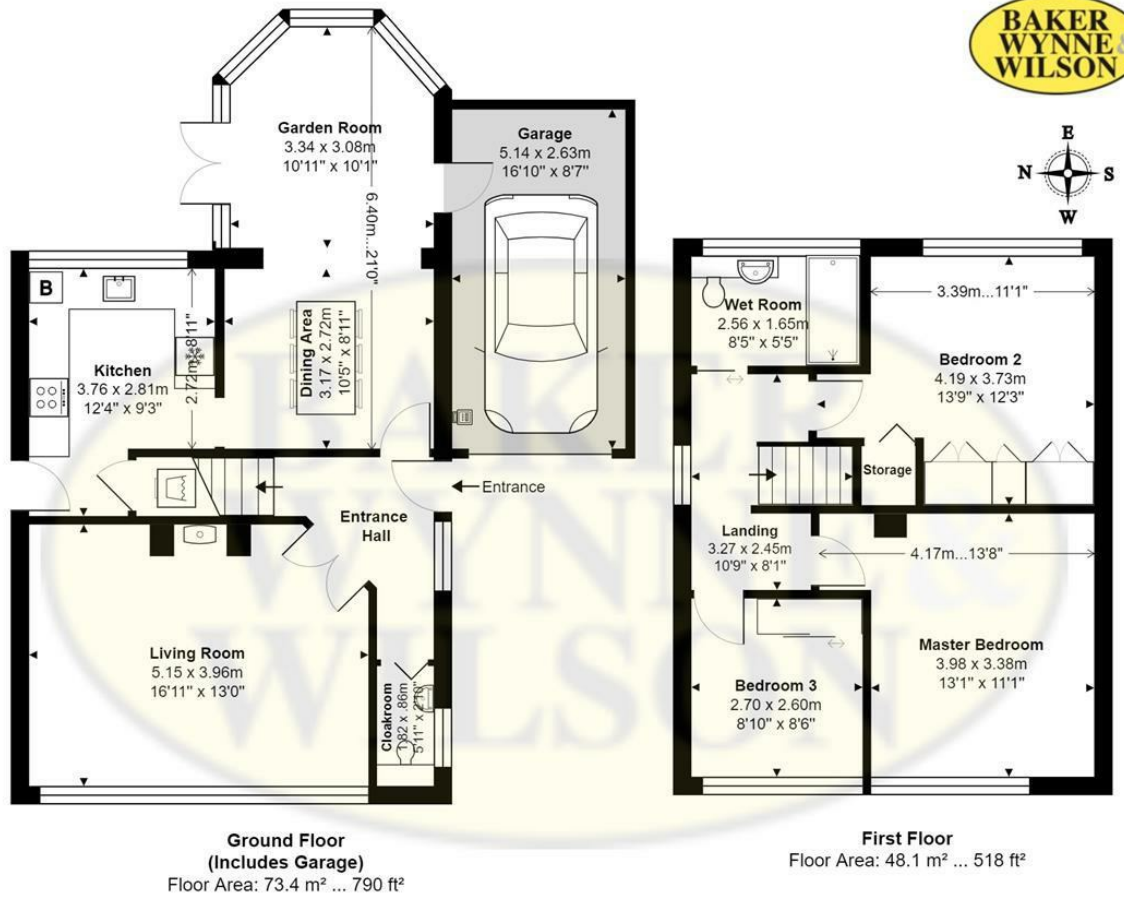
## VIEWING

By appointment with Baker Wynne and Wilson  
Tel: 01270 625214





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**27 BROWN AVENUE, NANTWICH, CHESHIRE, CW5 7DH**

Approximate Gross Internal Area: 121.5 m<sup>2</sup> ... 1308 ft<sup>2</sup> (Includes Garage)

Whilst 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>	<b>88</b>	<b>90</b>
(69-80) <b>C</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	

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