



20 Crewe Road, Nantwich, CW5 6HU

£289,500

**BAKER
WYNNE &
WILSON**

AN IMPRESSIVE TRADITIONAL TOWNHOUSE IN IMMACULATE ORDER CONVENIENTLY SITUATED TO ALL AMENITIES. SOUTH FACING REAR GARDEN. DOUBLE GLAZED AND GAS FIRE CENTRAL HEATING.

SUMMARY

Entrance Porch, Entrance Hall, Sitting Room, Living Room, Kitchen, Breakfast Room, First Floor Two Double Bedrooms and Bathroom. Second Floor Bedroom Three.

DESCRIPTION

The property being an impressive mid townhouse constructed of traditional brick under a tiled roof being one of five. Over the years the whole has been maintained to a high standard retaining much traditional charm and character such as minton floors to the entrance hall, pine internal doors, picture rails, ceiling cornices and feature fireplaces, all being being complimented with modern day uPVC double glazing, and gas fired central heating. Towards the rear of the property there is an extensive patio area and veranda with a further lawned area which extends to some 70 foot in length which enjoys being South facing



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Crewe Road has always proved a highly favourable residential locality containing a wide variety of housing designs. Immediate pedestrian access is available to the town centre via Crewe Road, South Crofts, Monks Lane to the square. Nantwich itself being a historic market town offering an excellent range of shops, major brand shops, renowned local retailers, highly recommended primary and secondary schools and sporting facilities. The larger centre of Crewe with its intercity railway network (London Euston 90 minutes, Manchester 40 minutes) is approximately 4 miles and the M6 motorway (junction 16) is 10 miles.

ACCOMMODATION

With approximate measurements comprises:

ENCLOSED ENTRANCE PORCH

With original tiled floor, double glazed door leading to the entrance hall.

ENTRANCE HALL

Minton tiled floor, ceiling cornices, radiator.

LIVING ROOM

14'1" x 12' into box bay window

Box double glazed window, feature wooden fireplace surround with mirror back mantle, wood burning gas stove, TV point, two wall light points, radiator.

SITTING ROOM

12'9" x 12'8"

Radiator, double glazed window/patio doors, wood block flooring, pine fire surround, gas coal effect fire with tiled hearth, TV point, pleasant aspect towards the garden.



**BAKER
WYNNE &
WILSON**



KITCHEN

14'4" x 8'1"

With high gloss laminated cream styled units, matching base units, store cupboards, wall cupboards, corner units, four burner hob unit, electric oven, one and half bowl sink unit, oak floor, walking pantry area, two double glazed windows, double glazed side door. Opening to breakfast area.

BREAKFAST AREA

13'1" x 7'4"

Radiator, exposed flooring, double glazed patio doors/french doors, radiator.

SEPARATE W/C

With hand basin, low level W/C, pine door.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

With a Balustrade staircase.

MASTER BEDROOM

13'9" x 12'2"

Range of ladies and gents wardrobes, exposed tongue and groove floor, dado rail, radiator, two double glazed windows, pine door, ceiling cornices.

BEDROOM

11'8" x 9'9"

Radiator, double glazed door, full length built in ladies and gents wardrobes, pine door.

BATHROOM

12'11" x 7'11"

Four piece suite comprising of corner shower cubicle, pedestal wash basin, low level W/C,

panel bath with mixer chrome unit and built in TV with surround sound, double glazed window, half decorative tiled walls, pine door, Xpelair.

SECOND FLOOR BEDROOM

16'5" x 15'3"

Exposed beams, pine door, eaves storage, radiator, double glazed window.

OUTSIDE

To the front there is parking and wrought iron railings. Presently the vendor parks their car there but note the curb has not been dropped. There is a shared side pedestrian access that leads to the rear garden which comprises of an extensive patio area, covered veranda and a further lawned area which extends to some 70 foot with various borders, a natural hedge line, altogether a pleasant Southerly facing aspect. Water tap point.

SERVICES

All mains services are connected to the property.
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

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

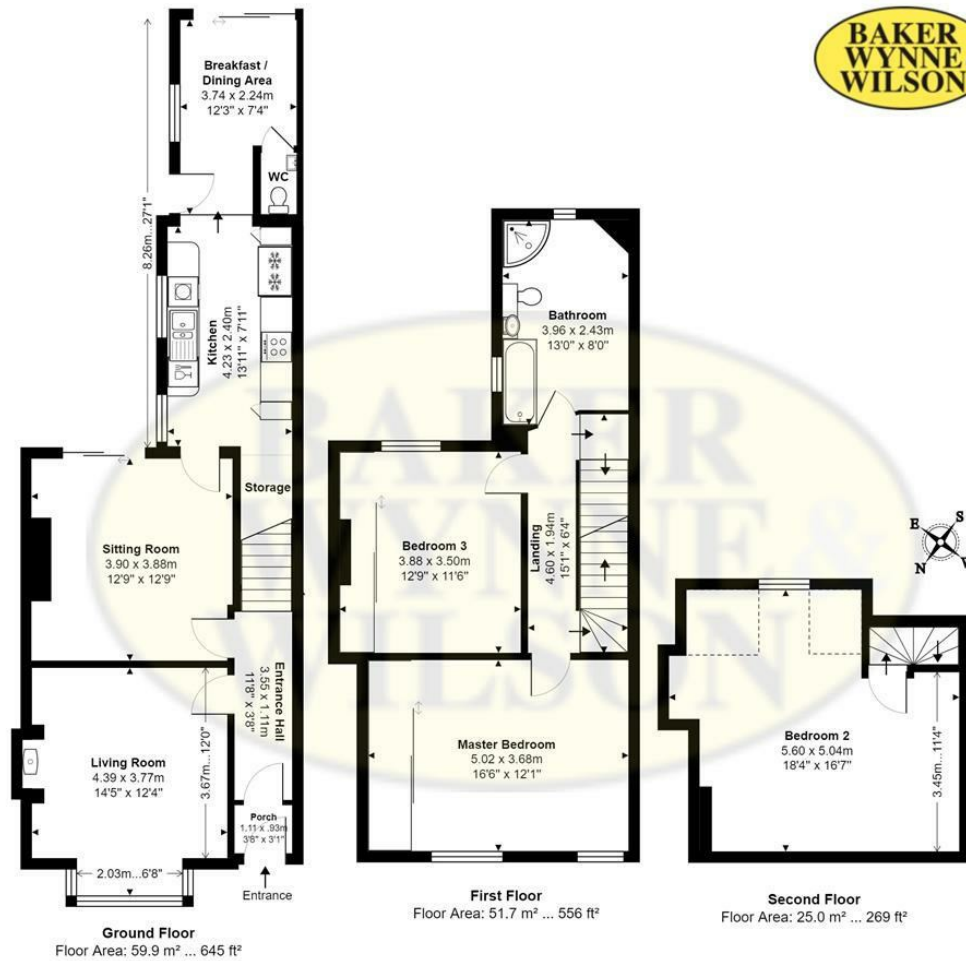
www.bakerwynneandwilson.com





**BAKER
WYNNE &
WILSON**





20 CREWE ROAD, NANTWICH, CHESHIRE, CW5 6HU

Approximate Gross Internal Area: 136.6 m² ... 1470 ft²

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) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		49	
(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