



65 Hastings Road, Nantwich, Cheshire, CW5 6GL  
£595,000

**BAKER  
WYNNE &  
WILSON**

AN IMPRESSIVE, DETACHED FIVE BEDROOM FAMILY HOME IDEALLY SITUATED IN A TRANQUIL CUL-DE-SAC LOCALITY, 5 MINUTES WALKING DISTANCE TO THE TOWN CENTRE, DOUBLE GLAZED, GAS FIRED CENTRAL HEATING, QUALITY FIXTURES AND FITTINGS.

## DESCRIPTION

The property is a traditional brick construction under a tiled roof with the present occupants only being the second occupants since it was built. The home occupies a particularly pleasant position with nobody directly looking into the rear of the property and from the front you are overlooking a nature conservation area which is maintained by the local authority, this also being a southerly aspect.

The main reception room enjoys dual aspect from front to rear and being a well proportioned room with ample light throughout whilst the kitchen also enjoys this feature, and over the last four years the property has undergone a complete refurbishment along with two of the bathrooms.

The kitchen comprises of hand-made units, various integrated appliances including an Aga range style cooker, solid oak central island, double glazed patio doors leading to a conservatory towards the rear of the property.

The rear garden has also been professionally landscaped and is virtually maintenance free with a section of borders and enjoys a natural slate patio area with some gravel and various water features.

The remaining of the accommodation is on two levels with the first floor boasting a master bedroom with ensuite facilities, two further bedrooms serviced by a bathroom. The second floor boasts two further double bedrooms and wet/shower room. Altogether we are confident that any prospective viewer will not be disappointed after viewing this property.



## LOCATION & AMENITIES

The historic market town is within immediate walking distance and offers a wide variety of shopping facilities with Morrisons and Aldi supermarkets are also at hand. There are various other brand named shops and renowned local retailers. The larger centre of Crewe is approximately 4 miles with it's fast intercity railway network, (London Euston 90 minutes, Manchester 40 minutes) and the M6 motorway, (junction 16) is 10 miles.

## DIRECTIONS

From our Nantwich office, proceed along Beam Street, past the Bus station on the right at the traffic lights, turn right into Millstone Lane, straight on at the first roundabout and then at the major roundabout, turn left onto London Road and Hastings Road is situated first on the right, almost opposite the Leopard Public House.

## ACCOMMODATION

With approximate measurements.

## ENTRANCE HALL

Composite front door with chrome fittings, ceiling cornices and understairs store.

## CLOAK ROOM

Two piece suite, basin and W/C. Xpelair, tiled floor

## LIVING ROOM

19'5" x 13'4"

Feature fireplace, ceiling cornices, double glazed window to the front, two central heating radiators, TV and telephone points, double glazed patio doors to the rear. Double aspect and southerly towards the front.

## BREAKFAST KITCHEN

19'5" x 14'

Handmade units with painted solid oak doors and solid carcasses, sink unit, cupboard and drawers, granite work surface and splashback, matching wall cupboards, various store cupboards, Aga 6 burner range cooker, John Lewis integrated microwave, integrated Miele dishwasher, double wine cooler integrated in the sold oak central island with granite work surfaces, TV point, concealed lighting, double glazed window to the front, french door opens to the conservatory.



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## UTILITY ROOM

Stainless steel sink unit cupboards and doors, wall cupboard housing Potterton combination boiler for central heating and domestic hot water, double glazed rear door.

## CONSERVATORY

14'7" x 10'4"

Glass and UPVC construction, radiator, tiled floor.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

With double glazed window to the front, radiator, store cupboard with Santon Premier hot water cylinder,

## MASTER BEDROOM

14'5" x 13'4"

Radiator, fitted wardrobes, hanging and shelving fittings, TV and telephone points, double entry to front.

## WET ROOM

Walk in shower, rainfall unit, W/C, twin vanity wash basin with marble surface, double glazed window, fully tiled floor, underfloor heating, Xpelair.

## FAMILY BATHROOM

Panel bath with a shower over, pedestal wash basin, W/C, tiled walls, double glazed window, heated towel rail, downlighters.

## BEDROOM 2

11'6" x 9'2"

Radiator, three built in wardrobes.

## BEDROOM 3

11'7" x 9'5"

Radiator, double glazed window to the rear, TV and telephone points.

## STAIRCASE

A further staircase leads to the second floor accommodation landing with large built in store cupboard.

## BEDROOM 4

13'9" x 11'9"

Two Velux sky lights, eaves storage area, built-in fitted wardrobes, TV and telephone points, radiator.

## BEDROOM 5

13'9" x 11'4"

Two eaves storage, two Velux sky lights with blinds, radiator, built in/fitted wardrobes.

## SHOWER/WET ROOM

There is a shower/wet room on this floor with a walk in shower area with rainfall unit, pedestal W/C, vanity wash basin with cupboards under, heated towel rail, fully tiled floor and walls, under floor heating, downlighters,

## OUTSIDE

To the front there is a gravel parking area for up to 4 vehicles.

Brick built garage, 17'6" x 9' with up and over door power and light. Separate side access to the rear

## GARDENS

Slate patio area throughout incorporating some gravel, two enclosed borders, powerpoints, astro turf area. All being of low maintenance and very manageable.

## SERVICES

Mains water, 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

Leasehold: 999 years - 990 years remaining

Ground rent £341.32 per annum

Management fee: £566.95 per annum

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

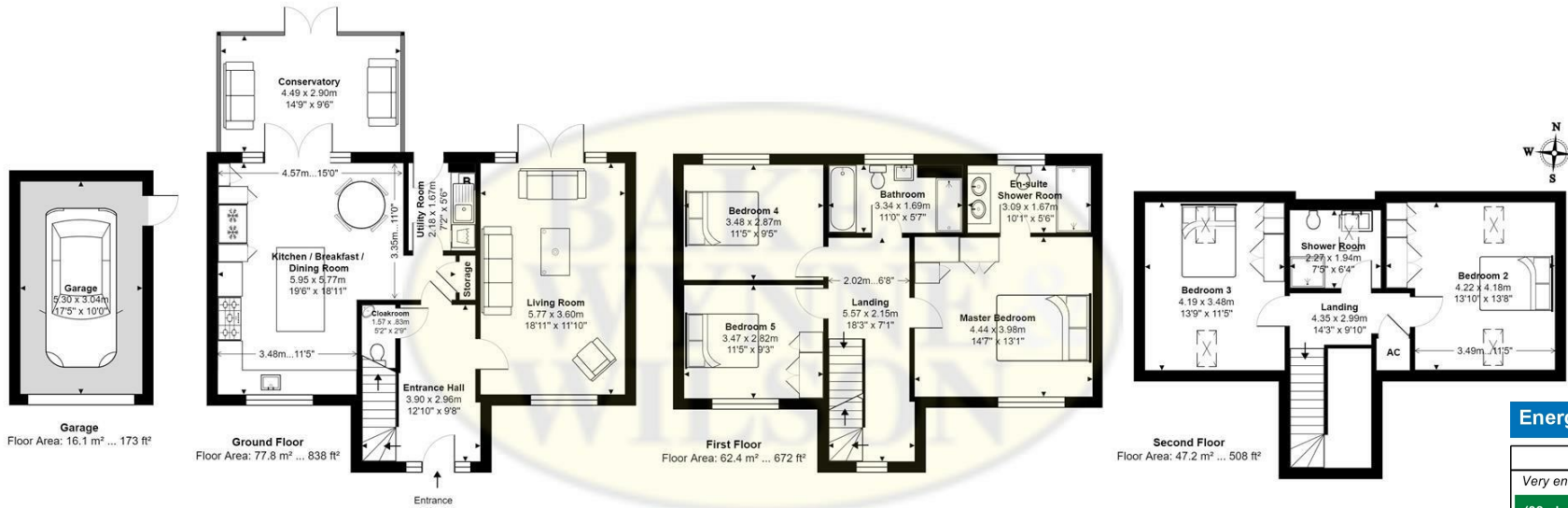
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65 HASTINGS ROAD, NANTWICH, CHESHIRE, CW5 6GL

Approximate Gross Internal Area: 187.5 m<sup>2</sup> ... 2018 ft<sup>2</sup> (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 2022. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>	<b>80</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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