



81 Millstone Lane, Nantwich, Cheshire, CW5 5PH

Guide Price £450,000

**BAKER  
WYNNE &  
WILSON**



A MOST INDIVIDUAL AND VERSATILE DETACHED DORMER BUNGALOW WITH GARAGE, WORKSHOP AND PARKING FOR FOUR CARS IN A CONVENIENT POSITION A FEW MINUTES WALK FROM NANTWICH TOWN CENTRE.

## SUMMARY

Entrance Porch, Reception Hall, Living Room, Dining Room, Breakfast/Kitchen, Utility Room, Bedroom with Ensuite Shower Room, Bedroom, Shower Room. First Floor; Snooker Room, Bedroom with Ensuite Wash Room, Gas Central Heating, Double Glazed Windows, Attached Garage and Workshop, Car Parking Space, Part Walled Gardens.

## DESCRIPTION

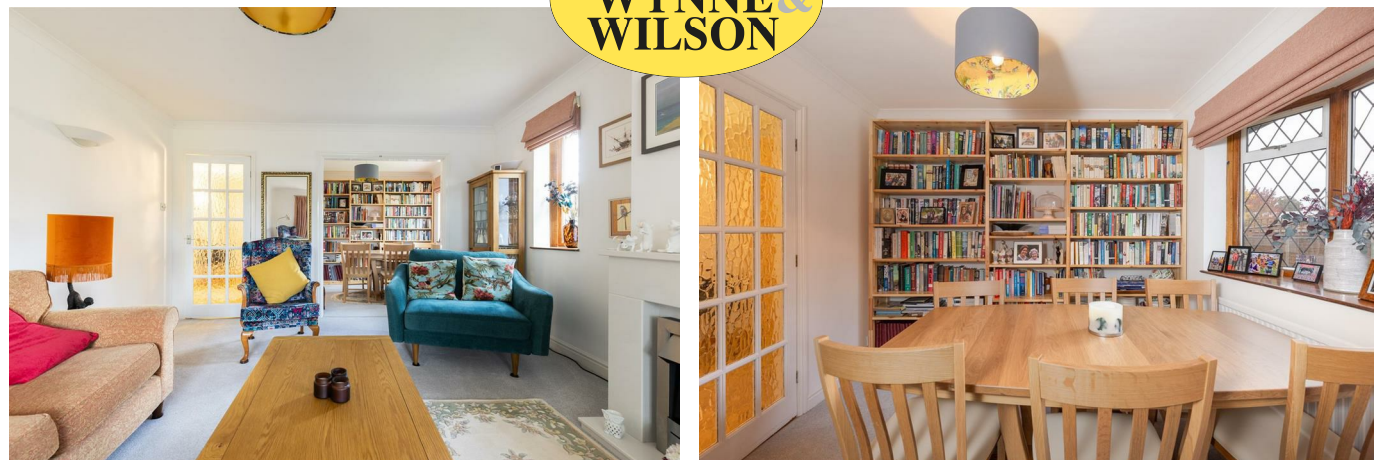
This aesthetically interesting detached property was built in 1987 of brick under a tiled roof. It comes to the market for the first time with the original owners custom building it for themselves. On inspection it will become apparent that there is an excellent amount of very flexible space on offer with the square footage extending to about 1,700 square feet. The ground floor has been modernised, however, as part of a future programme of works the layout might change, to suit the needs of prospective purchasers. Indeed, planning permission has been applied for to reconfigure the current first floor accommodation into three bedrooms and a bathroom. Indicative plans are incorporated within these particulars of sale.

We consider this to be a most individual home within close proximity to Nantwich town centre that can be adapted and enhanced to suit individual requirements.

## LOCATION & AMENITIES

The house is situated in an enviable location, under half a mile from Nantwich town centre. The town contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment.

Crewe (intercity railway network - London Euston 90 minutes, Manchester 40 minutes) 5 miles, M6 motorway (junction 16) 10 miles, Chester 25 miles, The Potteries 15 miles, Manchester 40 miles.





## DIRECTIONS

CW5 5PH

## ACCOMMODATION

With approximate measurements: comprises:

### ENTRANCE PORCH

Composite entrance door, inset mat-well.

### ENTRANCE HALL

14'3" x 6'3" minimum 13'2" maximum  
Wood laminate floor, ceiling cornices, three single wall lights, understairs store, cylinder cupboard with green store cylinder installed in 2023, radiator.

### LIVING ROOM

16'9" x 13'1"  
Marble fireplace with gas point and electric coal effect fire, leaded light double glazed bow window to front and two leaded light double glazed diamond windows to side, four up lights, ceiling cornices, radiator, open to dining room.

### DINING ROOM

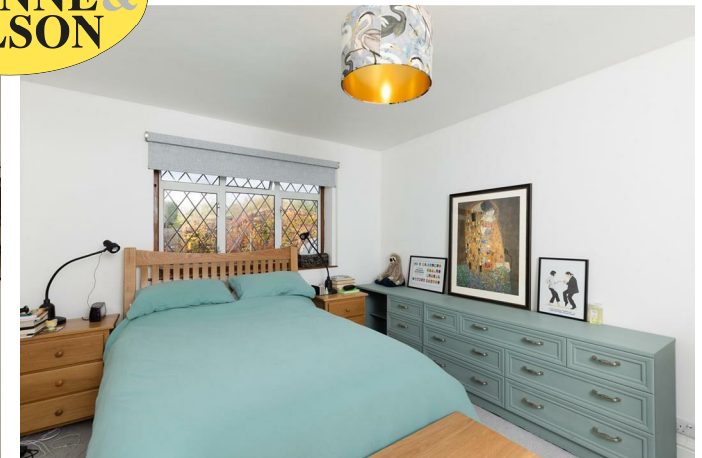
9'4" x 8'9"  
Leaded light double glazed bow window, ceiling cornices, radiator.

### KITCHEN/BREAKFAST ROOM

12'10" x 10'6"  
Lamona one and a half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, breakfast bar, double pantry cupboard, extractor hood, gas and electric cooker points, wood laminate floor, plumbing for dishwasher, radiator.

### UTILITY ROOM

8'4" x 5'6"  
Stainless steel sink unit, cupboards under, wall cupboards, plumbing for washing machine, cupboard housing Worcester gas central heating boiler, composite stable door to side, wood laminate floor.



## BEDROOM

13'10" x 13'0" overall

Double glazed leaded light bow window, radiator.

## ENSUITE SHOWER ROOM

Cream coloured suite comprising low flush W/C and hand basin, tiled shower cubicle with Triton shower, half tiled walls, radiator.

## BEDROOM

13'10" x 10'6"

Radiator.

## SHOWER ROOM

7'4" x 7'3"

White suite comprising vanity unit with inset hand basin, low flush W/C, tiled shower cubicle with Triton shower, two shaver points, two mirror fittings, linen cupboard, fully tiled walls, chrome radiator/towel rail.

## STAIRS FROM INNER HALLWAY TO FIRST FLOOR

Comprising

## FORMER SNOOKER ROOM

30'7" x 15'5"

Strengthened floor, access to loft, two double glazed leaded light windows, fitted wardrobe, six eaves storage cupboards, two radiators.

## BEDROOM

16'10" x 15'5"

Access to loft, built in wardrobe, two leaded light double glazed windows, one enjoying views towards Nantwich church, two eaves storage cupboards, radiator.

## ENSUITE WASH ROOM

Low flush W/C and pedestal hand basin, half tiled walls.

## OUTSIDE

Attached brick GARAGE 15'6" x 9'2" reroofed in

2023, up and over door, light. BRICK WORKSHOP 15'6" x 6'7" power and light, door to garage. Flagged parking for four cars including an undercover area 14'0" x 7'6". Outside tap, exterior lighting.

The property enjoys pedestrian access from Millstone Lane and vehicular access from back Millstone Lane.

## GARDENS

The gardens have been designed for ease of maintenance and comprise chopped slate and gravel areas, herbaceous borders, specimen trees, lime tree and a part walled lawned garden with flagged patio.

## 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.

## COUNCIL TAX

Band D.

## VIEWING

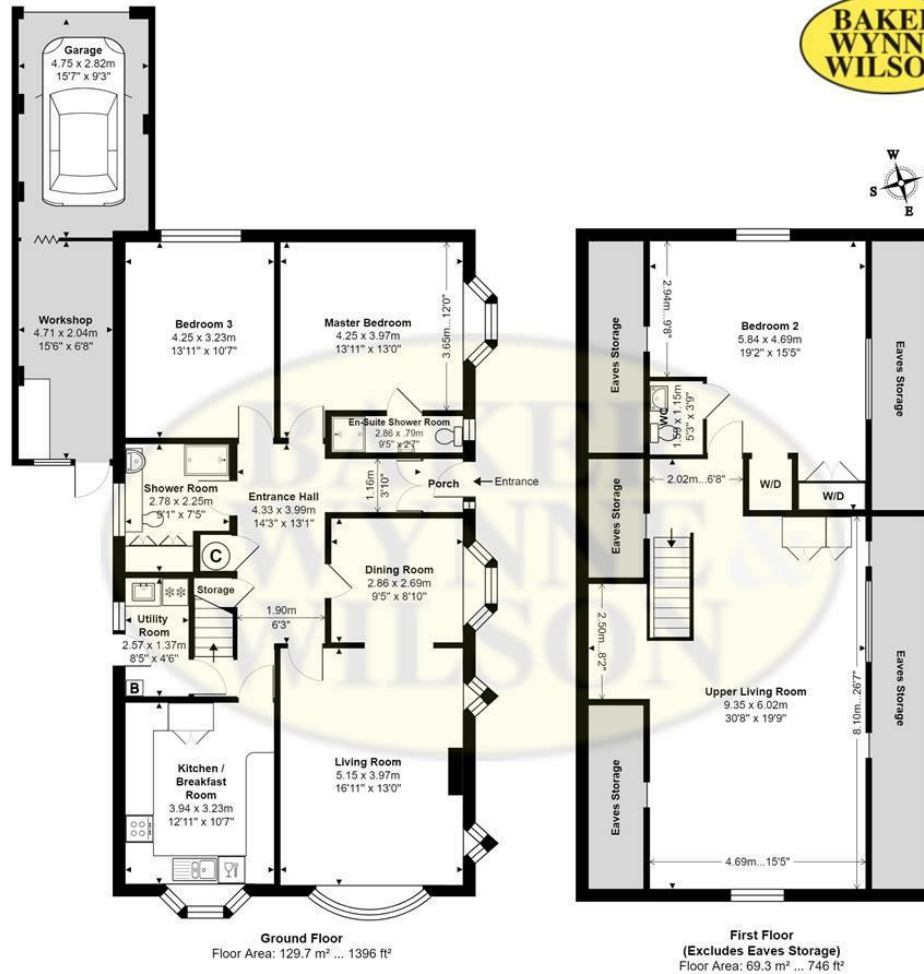
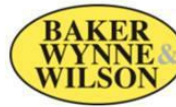
By appointment with Baker Wynne and Wilson  
Tel: 01270 625214











**81 MILLSTONE LANE, NANTWICH, CHESHIRE, CW5 5PH**  
 Approximate Gross Internal Area: 199.0 m<sup>2</sup> ... 2142 ft<sup>2</sup> (Includes Workshop / Garage, Excludes Eaves Storage)  
 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>			
(69-80) <b>C</b>		69	80
(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	

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](http://www.bakerwynneandwilson.com)

Interested? Let's Talk 01270 625214  
 or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

