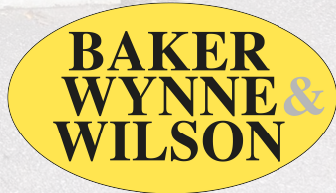




5 Heathside, Nantwich, Cheshire, CW5 5PW  
Asking Price £165,000





A double fronted property set in a backwater locality. Particularly convenient to Nantwich Town Centre. Requiring some updating.

### SUMMARY

Entrance Hall, Lounge, Kitchen, Dining Room, First Floor, Three Bedrooms, Bathroom, Rear enclosed Yard

### DESCRIPTION

The property being of brick construction under a Marley tiled roof which was redone around 5 years ago. Internally, the property has been maintained but is now ready for some updating. The kitchen was improved more recently with integrated appliances but the bathrooms need updating.

Please note there is no allocated parking at the property.

### DIRECTIONS

From our Nantwich office, proceed along Beam Street past the fire station. At the traffic lights turn right into Millstone Lane, take the second left into Heathside, following signs for Potters Yard. The property is situated on the left hand side.

### LOCATION AND AMENITIES

Nantwich town centre is only a matter of minutes walk away via Millstone Lane, Beam Street to the Square. There is an array of shopping facilities, in particular M&S Food Store, Doctors Surgery and chemist close at hand. There is a bus stop directly in Millstone Lane. Crewe, with its intercity railway network, being the larger centre. Junction 16 of the M6 being 10 miles.

### ENTRANCE HALL

### ACCOMMODATION

With approximate measurements comprises:

#### LIVING ROOM

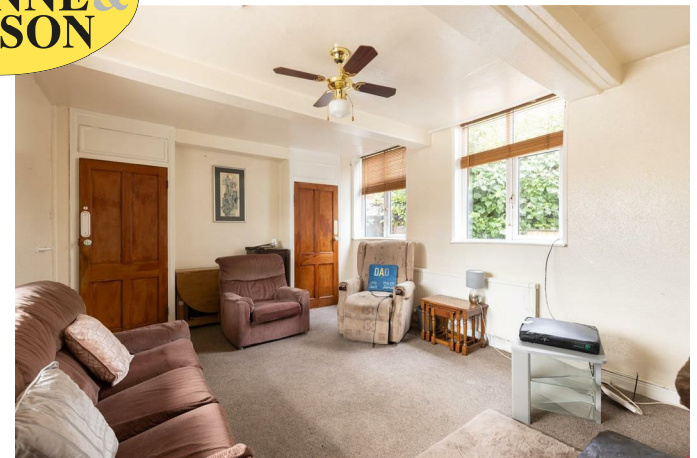
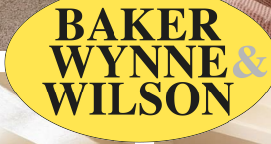
15'5" x 15'0"

Exposed brick working fireplace, radiator, three double glazed windows, built in understairs store cupboard, TV and telephone points.

#### OPEN TO DINING AREA

12'2" x 9'5"

Radiator, double glazed window, built in store cupboards, TV point, personal door to side, open plan to :-







## KITCHEN

10'5" x 9'5"

Range of cream coloured units, base units, work surfaces, gas hob unit, stainless steel extractor hood, electric hob/oven, breakfast bar, plumbing for washing machine, recess for fridge, wall mounted combination gas boiler for central heating and domestic hot water, two double glazed windows, four wall cupboards.

## STAIRS LEADING FROM HALL TO FIRST FLOOR

## BEDROOM

12'1" x 12'1"

Radiator, double glazed window, TV point.

## BEDROOM (rear)

12'0" x 9'0"

Radiator, two windows

## BEDROOM

11'6" x 9'5"

Radiator, double glazed window.

## SHOWER ROOM

Vanity wash basin, low level WC, shower cubicle, heated chrome towel rail, double glazed window, half tiled walls, access to loft.

## OUTSIDE

Rear walled yard area.

Please note there is no allocated parking at the property.

## COUNCIL TAX

Band B.

## 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

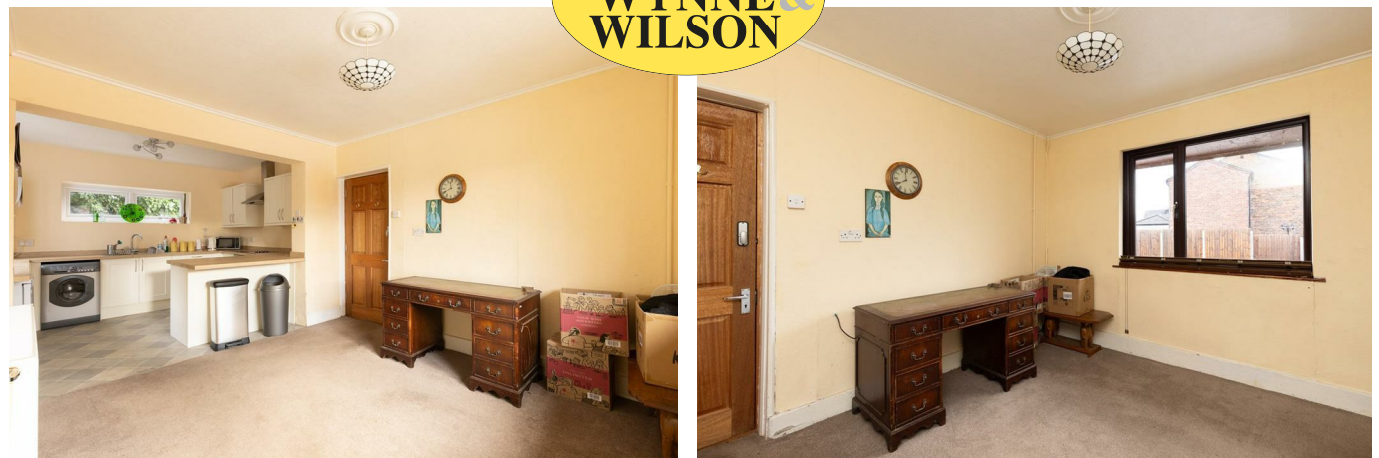
## VIEWING

By appointment with Baker Wynne and Wilson

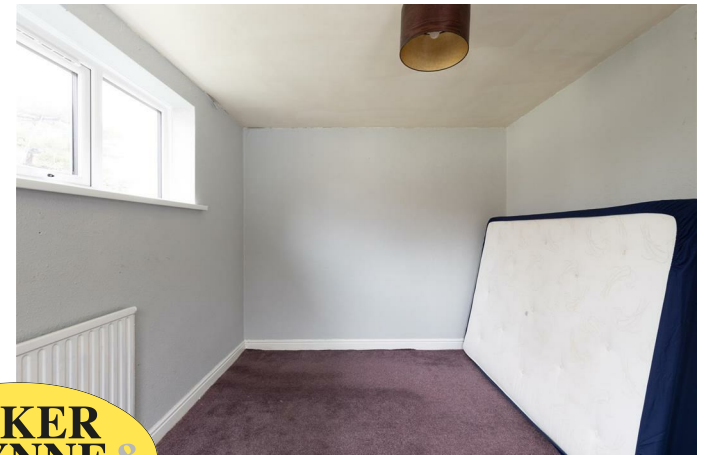
Tel: 01270 625214



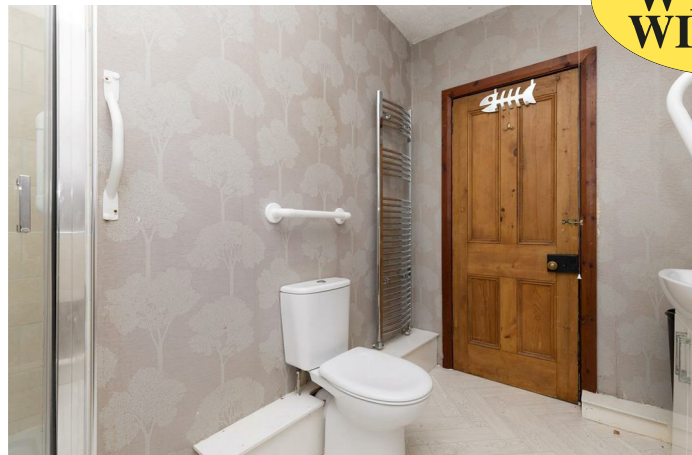
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WILSON**



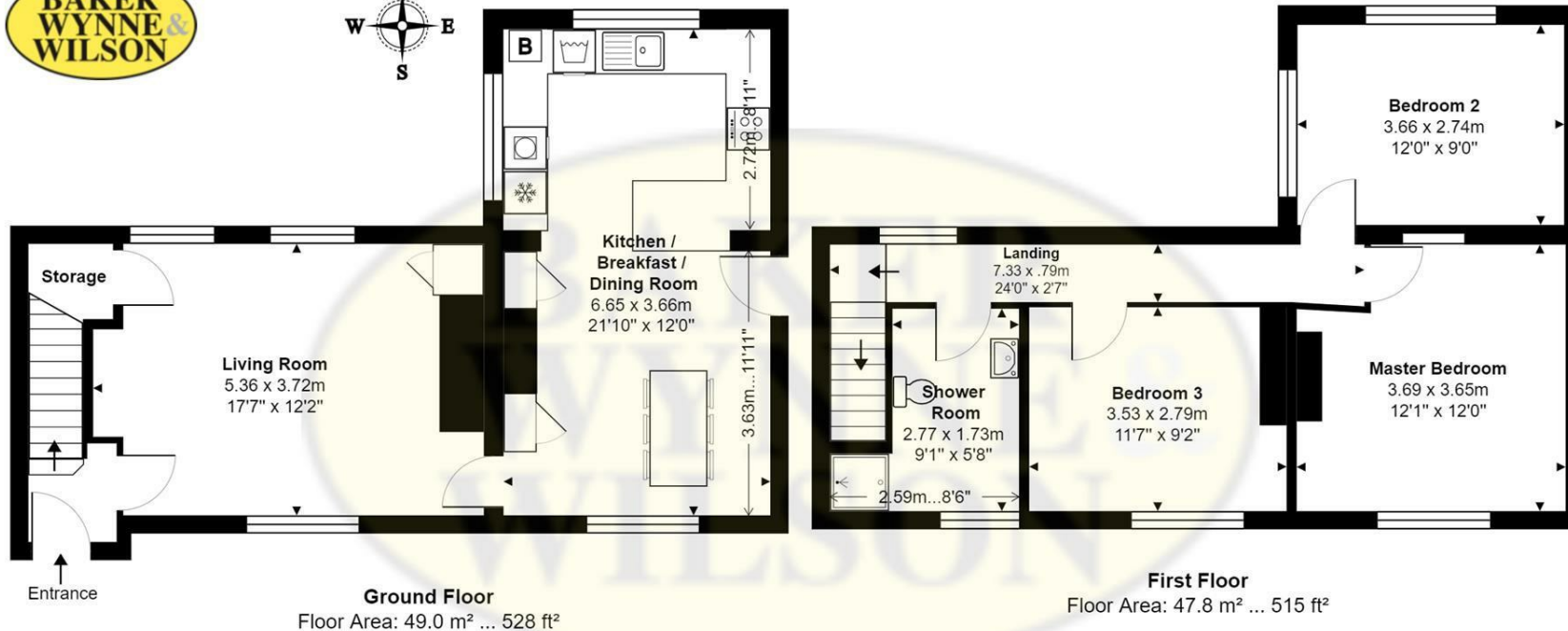




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WYNNE &  
WILSON**







### 5 HEATHSIDE, NANTWICH, CHESHIRE, CW5 5PW

Approximate Gross Internal Area: 96.8 m<sup>2</sup> ... 1042 ft<sup>2</sup>

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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(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



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

