



Westbank, 26 Marsh Lane, Nantwich, CW5 5HH

Guide Price £895,000

**BAKER
WYNNE &
WILSON**

A MOST DISTINCTIVE AND IMPECCABLY PRESENTED 1930'S DETACHED HOUSE, SET WELL BACK FROM THE ROAD IN A SLIGHTLY ELEVATED POSITION, WITH LARGE SOUTH WEST FACING GARDENS, IN AN ENVIABLE POSITION 500 YARDS FROM THE TOWN CENTRE.

SUMMARY

Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Utility/Rear Porch, Laundry, Landing, Master Bedroom with Ensuite Wetroom, Bedroom No. 2 with Ensuite Shower Room, Bedroom No. 3 with Ensuite Dressing Room, Double Bedroom No. 4, Family Wetroom, Gas Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Area, Store Sheds, Beaver Garden Room/Home Office, (300 square feet), Superb Gardens. In all about .56 of an acre.

DESCRIPTION

Westbank was built in the 1930's of brick under a tiled roof and has a pleasing and distinctive aesthetic appearance. It has been adapted through the years and in recent times (2021) has been subject to considerable capital expenditure. The house has been renovated from top to bottom and even the most recent improvements have been completed in a sympathetic manner and in keeping with the original age of the house. Westbank is a superbly presented home, with a tasteful yet striking interior design and clear attention to detail throughout.

The plot is fantastic with the driveway and parking area to the front and a rear garden that is ideal for both growing children in addition to keen gardeners. The gardens extend to about half an acre.

LOCATION & AMENITIES

Westbank is not directly overlooked at the front or rear and lies about 500 yards from Nantwich town centre. There is easy access to the towns excellent range of day to day facilities, shops and amenities. The local canal network and alternative public footpath routes offer immediate contact with open countryside and delightful walks. There are many nearby popular schools at both primary and secondary levels, the nearest being a short walk from the house.

Also particularly well placed to access the major road networks for those planning to commute, Crewe Station in less than twenty minutes drive with direct services to London Euston (90 minutes). Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich with Manchester and Liverpool offering alternative big city entertainment, also easily accessible.



APPROXIMATE DISTANCES

Crewe Station 6 miles
Tarpорley 8 miles
M6 (junction 16) 10 miles
Chester 19 miles
Manchester Airport 30 miles.

DIRECTIONS

To reach the property from Nantwich, proceed along Welsh Row, turn left into Marsh Lane and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements:

RECEPTION HALL

17'8" x 6'5"

Inset mat-well, wood laminate floor, inset ceiling lighting, period style radiator.

CLOAKROOM

5'8" x 4'5"

White suite comprising low flush W/C and hand basin, mirror and light fitting, tiled floor, half tiled walls, period style radiator.

LIVING ROOM

21'8" x 13'2"

Limestone fireplace with slate hearth and wood burning stove, double glazed bay window to front with shutters and double glazed french windows to rear, inset ceiling lighting, wood laminate floor, bespoke fitted cupboards and shelving, period style designer radiator.

DINING ROOM

13'7" x 11'8"

Double glazed bay window with shutters, wood laminate floor, inset ceiling lighting, fitted shelving, period style radiator.

KITCHEN/BREAKFAST ROOM

22'5" x 14'0"

Superb range of bespoke fitted furniture comprising floor standing cupboard and drawers with granite worktops, wall cupboards, tall floor standing cupboards, pantry cupboard, island unit/breakfast bar with granite work surface, porcelain sink unit in granite surround, Siemens integrated oven and integrated grill/oven/microwave, ceramic induction hob with extractor hood above, integrated dishwasher and bin store, American style refrigerator, wood laminate floor, inset ceiling lighting, double glazed window, french windows and two double glazed roof lights, period style radiator.



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UTILTIY/REAR PORCH

9'1" x 8'4"

Stainless steel sink unit with cupboards under, hanging fitting, laminate floor, door to rear, Worcester gas fired central heating boiler, radiator.

LAUNDRY

9'6" x 7'3"

Floor standing cupboard unit with worktop, tall floor standing cupboards, plumbing for washing machine, inset ceiling lighting, laminate floor, radiators.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

17'4" x 9'10"

Double glazed window with shutters, radiator.

MASTER BEDROOM

15'7" x 13'2"

Two built in double wardrobes with mirrored doors, wood laminate floor, ceiling cornices, inset ceiling lighting, double glazed window with shutters, period style radiator.

ENSUITE WETROOM

11'10" x 5'1" plus recess

Vanity unit with twin inset hand basins, low flush W/C, tiled shower cubicle with rainhead shower and hand held shower, tiled floor with underfloor heating, fully tiled walls, lit mirror fitting, two designer radiators/towel rails.

BEDROOM NO. 3

11'9" x 11'3"

Wood laminate floor, ceiling cornices, double glazed window with shutters, radiator.

ENSUITE DRESSING ROOM

14'3" x 7'7"

Double glazed roof light, radiator.

BEDROOM NO. 4

15'8" x 8'6"

Wood laminate floor, ceiling cornices, double glazed window with shutters, radiator.

FAMILY WETROOM

9'5" x 8'2" maximum

Low flush W/C, vanity unit with inset hand basin, tiled shower cubicle with rainhead shower and hand held shower, fully tiled walls, tiled floor with underfloor heating, mirror fitting.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR

BEDROOM NO. 2

16'6" x 14'6" maximum

Two double glazed windows and double glazed half french windows to juliet balcony, wood laminate floor, inset ceiling lighting, eaves storage, part vaulted ceiling, radiator.

ENSUITE SHOWER ROOM

9'4" x 4'6"

Low flush W/C and hand basin, tiled shower cubicle with shower, part tiled walls, shaver point, laminate floor, chrome radiator/towel rail.

OUTSIDE

Gravel car parking and turning area. Timber constructed Stores on concrete bases measuring 17'6" x 7'4" and 13'9" x 7'4". Beaver fully insulated GARDEN ROOM/HOME OFFICE 17'2" x 17'2" plus Veranda, boarded floor, two double glazed windows, double glazed french windows, two electric radiators, vaulted ceiling, bar. Outside tap, exterior lighting, wood store.

GARDENS

The well stocked gardens are extensively lawned with herbaceous borders, specimen trees, laurel hedge, mature trees, stone wall and hedgerow boundaries. There is also a large indian stone flagged terrace, further flagged seating area and useful enclosed play area. The whole enjoys a South Westerly aspect and extends to about half an acre.

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.

COUNCIL TAX

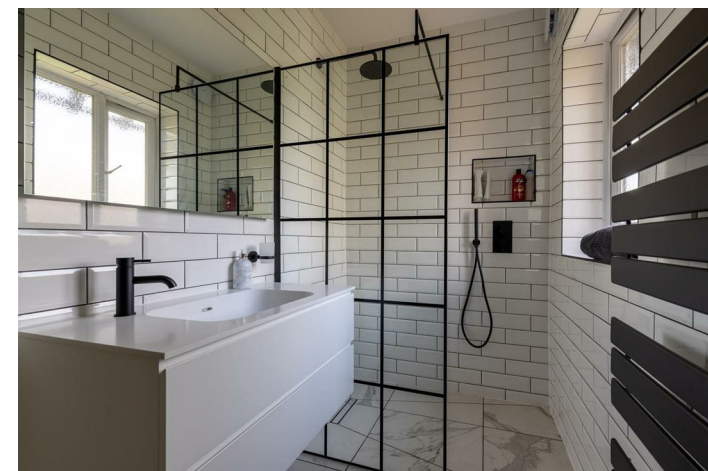
Band G.

TENURE

Freehold with vacant possession on completion.

VIEWING

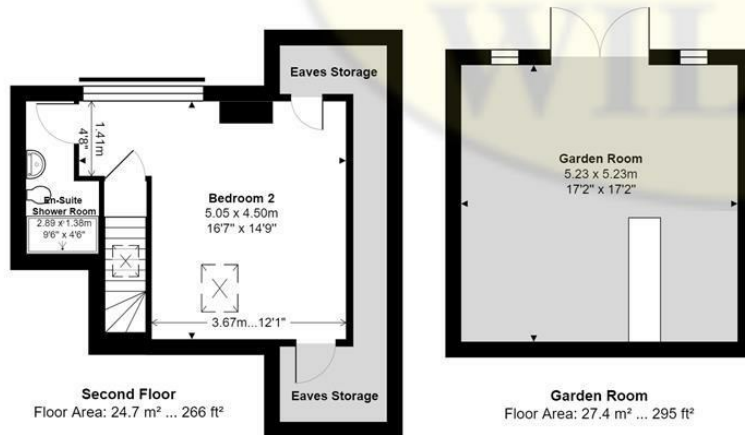
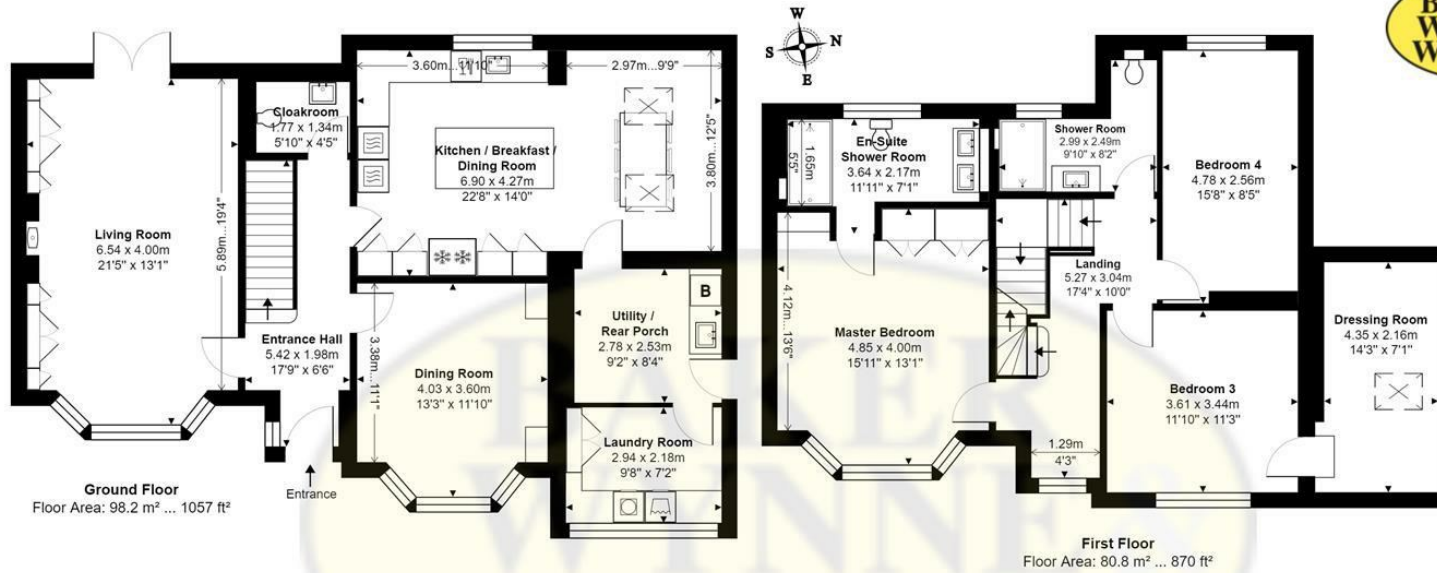
By appointment with Baker Wynne and Wilson
012370 625214





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26 MARSH LANE, NANTWICH, CHESHIRE, CW5 5HH

Approximate Gross Internal Area: 203.7 m² ... 2193 ft² (excluding eaves storage, garden room)

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		77
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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