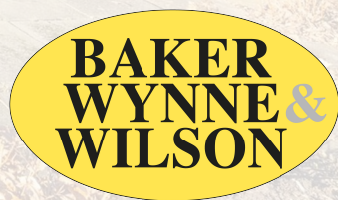




22 Wellington Road, Nantwich, CW5 7BH

Guide Price £495,000



## DESCRIPTION

The property is constructed of traditional brick under a slate roof, being a mid house of four occupying a prime position and enjoys a South Westerly aspect towards the rear and a more important factor of car parking space towards the front of the property. Over the years the whole has been well maintained and retains much original charm and character with notably the Minton tiled floor to the main reception hall, feature fireplaces, bay windows, pine doors, picture rails and ceiling cornices. Furthermore the present vendors have created a fourth double bedroom from the attic space, approached over a paddle staircase along with a box room. We strongly recommend inspection of this property.

## SUMMARY

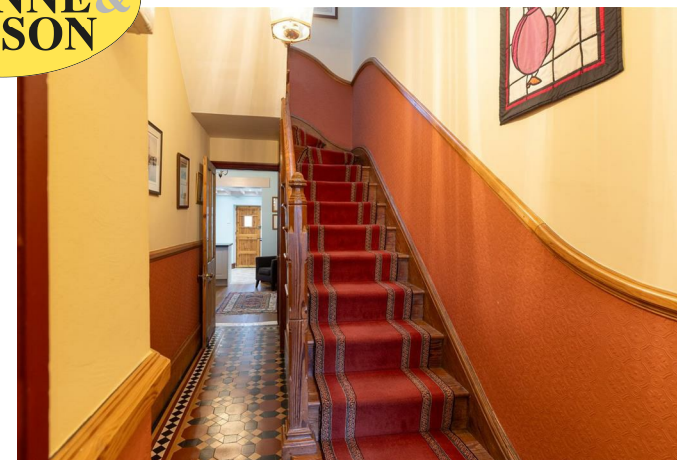
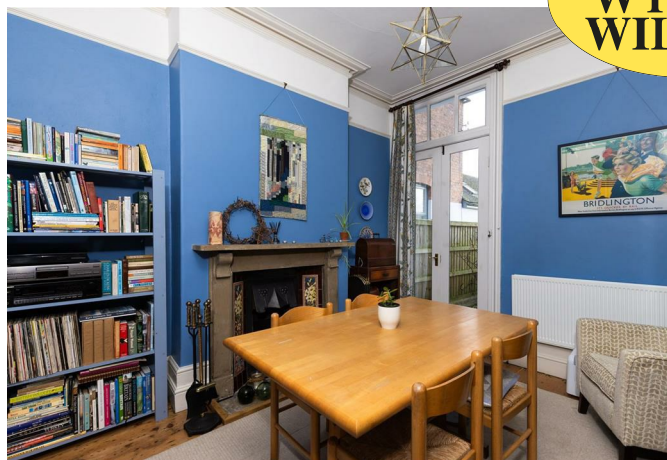
Entrance Hall, Living Room, Dining Room, Breakfast Room/Kitchen, Conservatory. First Floor Accommodation; Three Bedrooms, Bathroom, Separate W/C. Second Floor Accommodation; Bedroom and a storage cupboard. Rear Walled Garden, two garden stores and Lawn Area.

## DIRECTIONS TO CW5 7BH

what3wordsref///overdrive.positions.defenders

## LOCATION & AMENITIES

Wellington Road has always proved to be a desirable popular living environment with a variety of housing designs. The property is minutes walk from the historic market town of Nantwich which has an excellent range of shopping facilities including supermarkets such as Aldi, Morrisons, M&S Food, Boots, WH Smiths and a number of renowned local retailers. Sainsburys Store is located on the Middlewich Road. Primary Education is available in Wellington Road and Audlem Road which are natural feeder schools to Brine Leas High School/BL6 Sixth Form. The business centre of Crewe is five miles, M6 Motorway (junction 16) is ten miles. Manchester Airport 45 minutes drive. Also note that Nantwich train station is literally two minutes walking distance giving access to Crewe with trains to Manchester Piccadilly and London Euston.



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## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

### ENTRANCE HALL

21'10" x 6'0"

Minton floor, dado rail, balustrade staircase, pine skirtings, radiator and under stairs storage cupboard.

### MAIN LIVING ROOM (front)

15'7" x 13'0"

Feature fireplace with Clearview wood burning stove, picture rails, ceiling cornices, ceiling rose, bay window with window seat, sash window, pine door, radiator and TV point.

### DINING ROOM (rear)

12'6" x 10'11"

Victorian style fireplace, picture rails, ceiling cornices, radiator, pine floor, pine door, double French doors leading to the rear of the property.

### BREAKFAST ROOM

21'1" x 11'9"

Clearview wood burning stove, built-in alcove cupboards, radiator, oak style flooring, pine door, opening to the kitchen area.

### KITCHEN

Exposed beams. Full range of appliances with a four burner gas AEG hob unit, AEG oven, deep pan drawers, washing machine, dishwasher, base units, matching wall cupboards, oak style floor, access to the conservatory and stable door to the rear.

### CONSERVATORY

Laminated floor.

### STAIRS LEAD FROM ENTRANCE HALL

Pitch pine staircase with attractive balustrade.

### MASTER BEDROOM

13'0" x 12'5"

Period fireplace, radiator, picture rail, pine door.



## BEDROOM NO. 4

9'6" x 8'10"

Radiator.

## BEDROOM NO. 3 (rear)

12'6" 11'0"

Period fireplace, radiator.

## BATHROOM

11'9" x 8'8"

Exceptional suite, roll top style bath, separate shower cubicle, pedestal wash basin, low level W/C, exposed pine flooring, period fireplace, radiator. Airing cupboard containing the gas boiler.

Further storage cupboard off the landing outside the bathroom.

## SEPARATE W/C

5'8" x 2'11"

Hand basin, Xpelair.

## STAIRCASE LEADS TO SECOND FLOOR

## BEDROOM NO. 2

20'5" max x 16'6" max

Skylight, L shaped room, eaves storage area.

Further storage cupboard off the landing.

## OUTSIDE

Car parking area towards the front. Towards the rear of the property is a walled patio area, water tap, two stores, shared pedestrian access leads to the rear lawned garden with a South Westerly aspect, various borders, There is agreed shared access via the dropped kerb on the front parking area.

## 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.

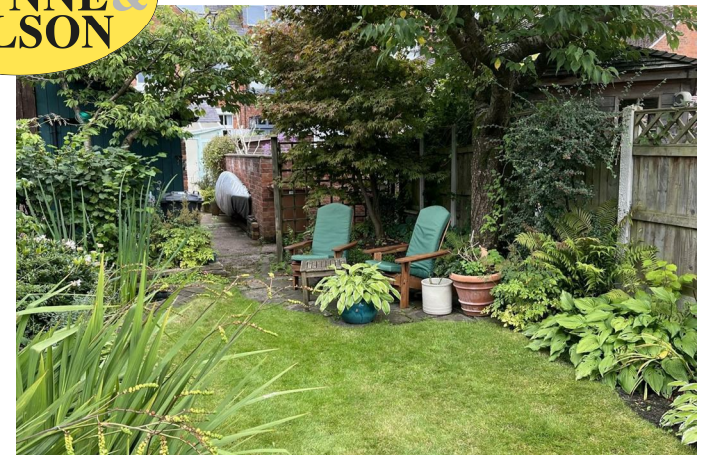
## COUNCIL TAX

Band D.

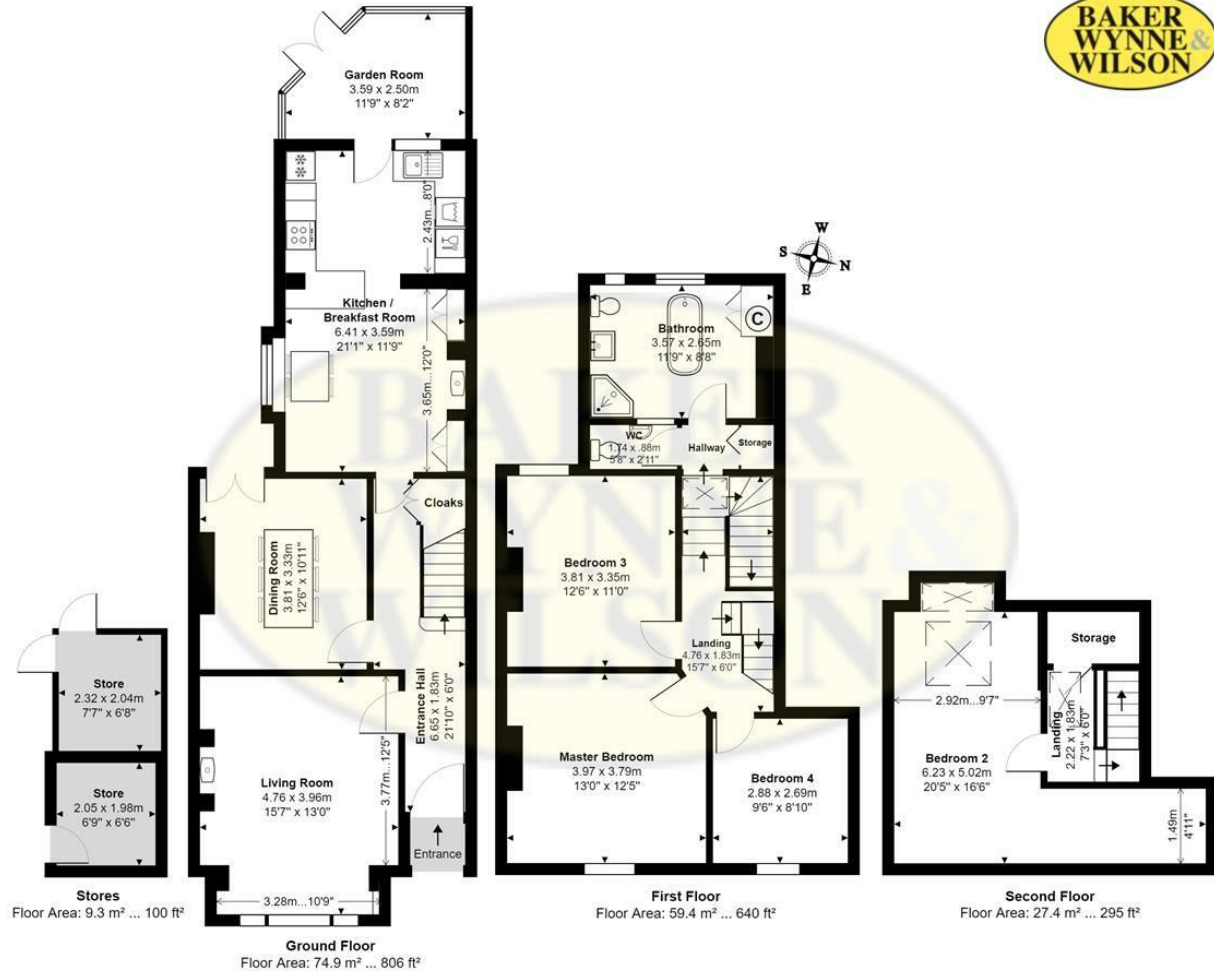
## VIEWING

By appointment with BAKER, WYNNE & WILSON.  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).  
W909





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WILSON**



22 WELLINGTON ROAD, NANTWICH, CHESHIRE, CW5 7BH

Approximate Gross Internal Area: 171.1 m<sup>2</sup> ... 1841 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 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>80</b>
(69-80)	<b>C</b>	<b>64</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	

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

Interested? Let's Talk 01270 625214  
 or info@bakerwynneandwilson.com

