



20 Cheyne Walk, Nantwich, CW5 7AT

Guide Price £235,000

**BAKER
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A 1970'S SEMI DETACHED BUNGALOW RIPE FOR MODERNISATION WITH AN ATTACHED BRICK DOUBLE GARAGE AND GARDENS TO THE FRONT, SIDE AND REAR, IN A CUL DE SAC ON THE SOUTHERN CONFINES OF NANTWICH, ONE MILE FROM THE TOWN CENTRE.

SUMMARY

Entrance Hall, Living Room, Kitchen, Rear Porch, Two Bedrooms, Shower Room, Gas Central Heating, uPVC Double Glazed Windows, Attached Double Garage, Car Parking Space, Good Sized Gardens.

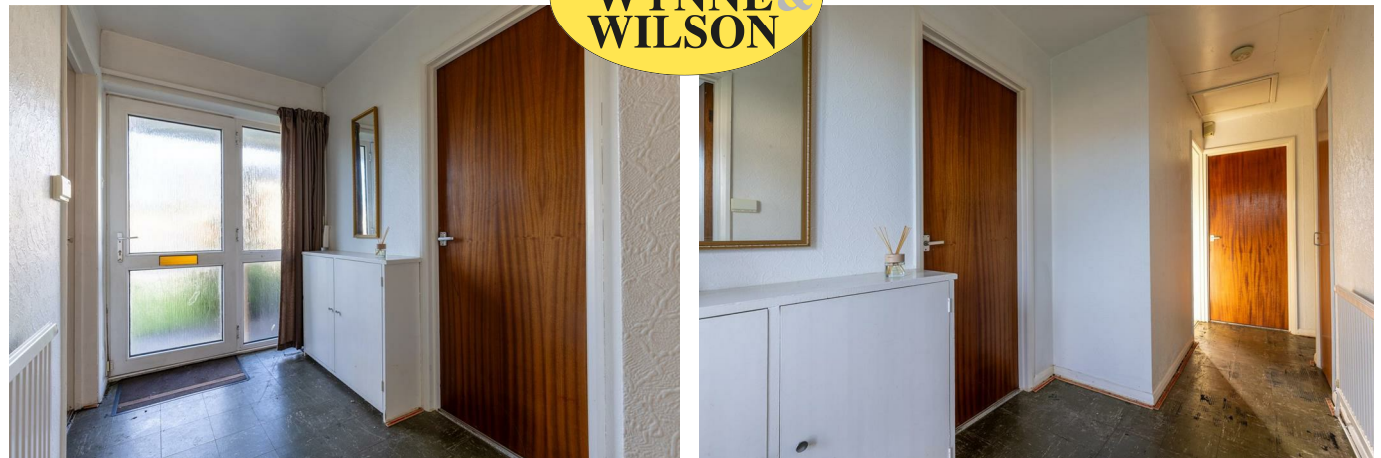
No Onward Chain.

DESCRIPTION

This semi detached bungalow was built in the 1970's of brick under a tiled roof and is approached over a concrete drive. It comes to the market for the first time in 40 years. To its great advantage the bungalow offers huge potential with an attached double garage (19'6" x 17'7") and gardens to the front, side and rear. The garage could readily be converted into additional living accommodation, subject to planning permission being obtained. Demand for true bungalows has increased in recent years, whilst supply has flattened, meaning prices for single storey properties has risen.



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LOCATION & AMENITIES

The property is situated on the Southern confines of Nantwich, about one mile from the town centre. Nantwich is an attractive Cheshire market town, which has a range of day to day amenities, as well as pubs, cafes and restaurants. There are three supermarkets within Nantwich; Aldi and Morrisons in the town and Sainsburys on the Middlewich Road.

Crewe Railway station (5 miles) has direct trains to London Euston (90 minutes) and Manchester (35 minutes). Manchester Airport is approximately 35 miles away. The bungalow is situated close to Brine Leas School/BL6 Sixth Form and the Weaver Primary School.

DIRECTIONS

Proceed through Nantwich over the level crossings onto Wellington Road, turn right onto Park Road, first left onto Newbold Way, left into Cheyne Walk and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

14'9" x 5'4"

Linen cupboard, access to loft, radiator.

LIVING ROOM

13'9" x 11'8"

Stone fireplace with timber mantle, gas fire with concealed boiler for central heating and domestic hot water, radiator.



KITCHEN

10'3" x 9'9"

Stainless steel single drainer sink unit, cupboards and drawers under, floor standing cupboard and drawer unit with worktop, wall cupboards, two built in cupboards, radiator.

REAR PORCH

BEDROOM NO. 1

11'9" x 9'7"

Fitted double wardrobe with sliding mirrored doors, radiator.

BEDROOM NO. 2

10'2" x 7'3"

Built in wardrobe, radiator.

SHOWER ROOM

7'3" x 7'2"

Coloured suite comprising low flush W/C and pedestal hand basin, tiled shower cubicle with shower, part tiled walls, radiator.

OUTSIDE

Attached DOUBLE GARAGE 19'6" x 17'7" overall, two electrically operated up and over doors. Car parking space.

GARDENS

The gardens are extensively lawned with shrubs and conifers. The rear and side gardens enjoys a South Westerly aspect.

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.

COUCIL TAX

Band C.

VIEWINGS

By appointment with Baker Wynne and Wilson

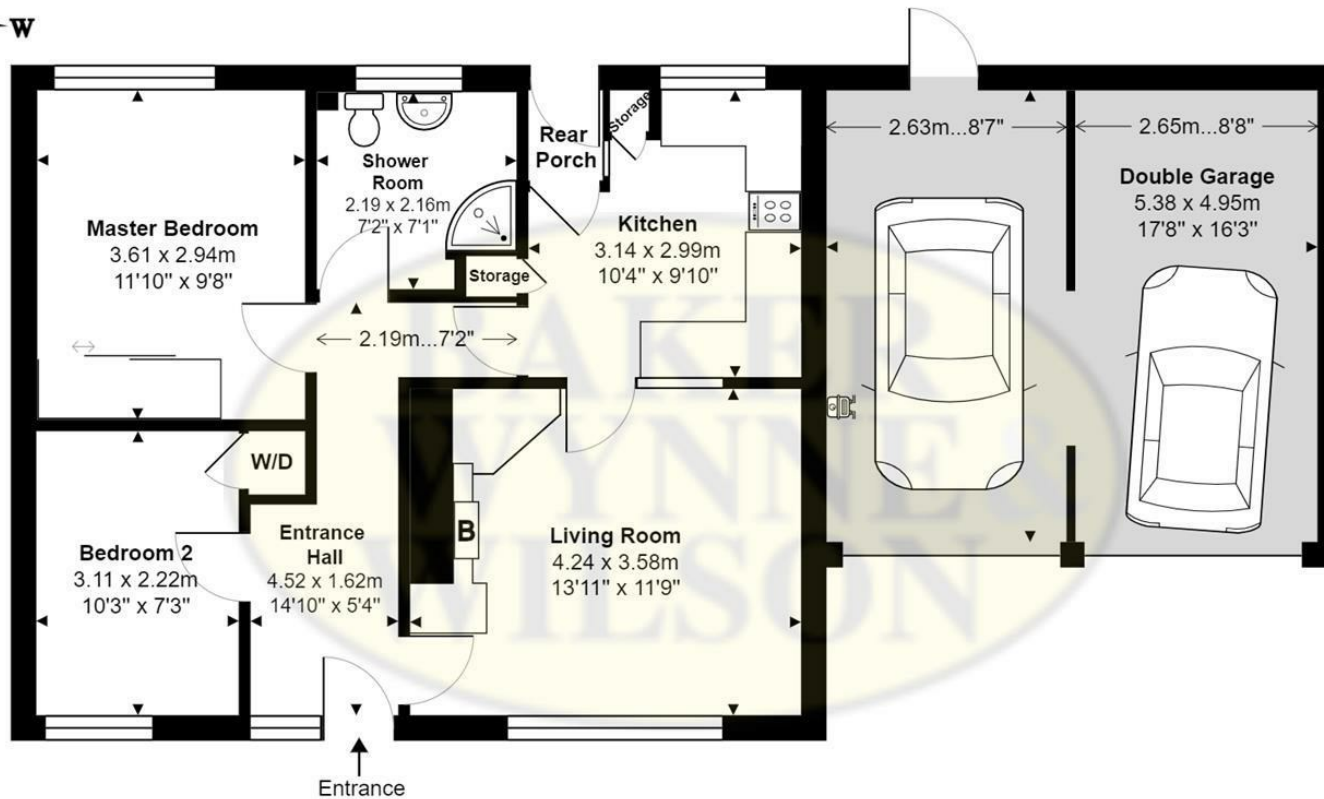
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20 CHEYNE WALK, NANTWICH, CHESHIRE, CW5 7AT

Approximate Gross Internal Area: 85.4 m² ... 920 ft² (Includes Double Garage)

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) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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