



18 Alvaston Road, Nantwich, Cheshire, CW5 5TT  
No Onward Chain £248,500

**BAKER  
WYNNE &  
WILSON**



## SUMMARY

Entrance Hall, Living Room, Kitchen/Dining Room, Landing, Three Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, South-West Facing Rear Garden, Brick Garage, Car Parking Space.

## DESCRIPTION

The property was built in the late 1970's of brick under a tiled roof, forms an end terrace of four and is approached over a paved path. It offers a very well presented accommodation on two floors and enjoys the benefits of gas central heating and uPVC double glazed windows.

Perhaps its most appealing feature is its setting, tucked away in a cul-de-sac, overlooking a green, a 500 yard walk from the town centre.

## LOCATION AND AMENITIES

Pedestrian access to the town centre is via Maisterson Court, North Crofts, Monks Lane, Churchyardside and onto the Square. Nantwich contains an excellent range of urban facilities, which combine with a number of interesting buildings to provide a pleasing living and working environment. The larger centre of Crewe with fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 4 miles and the M6 motorway (junction 16) 10 miles.

## DIRECTIONS

From our Nantwich office proceed along Beam Street, past the fire station and take the first turning on the right into Scaife Road, follow the road round and turn right into Alvaston Road and the property is located straight ahead.

## THE ACCOMMODATION COMPRISES:

(with approximate measurements)

### ENTRANCE HALL

Tiled floor, uPVC entrance door, radiator.

### LIVING ROOM

10'9" x 12'4"

Electric log effect fire, double glazed window, double doors to kitchen/dining room, radiator.

### KITCHEN / DINING ROOM

15'5" x 10'9" plus 6'9" x 7'2"

Refitted in 2018.

1½ bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, CDA double oven and four burner ceramic hob unit with extractor hood above, integrated refrigerator and freezer, plumbing for washing machine and dishwasher, two double glazed windows and French windows to rear, understairs store, tiled floor, inset ceiling lighting, radiator.



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**STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR**

**LANDING**

Access to loft, cylinder and airing cupboard.

**BEDROOM No. 1**

9'9" x 6'6"

Cupboard housing Worcester gas central heating boiler (2018), built-in wardrobes, radiator.

**BEDROOM No. 2**

10'6" x 7'9"

Radiator.

**BEDROOM No. 3**

7'8" x 7'4"

Radiator.

**BATHROOM**

6'6" x 5'6"

Refitted in 2015.

White suite comprising panelled bath with Triton Ivory shower over, pedestal hand basin and low flush WC, fully tiled around bath, part tiled walls, radiator.

**OUTSIDE**

Located in the courtyard a brick built, single GARAGE with up-and-over door.

Tarmacadam car parking space in front of garage.

Outside tap and power point.

Garden shed.

Path to side.

**GARDENS**

The front garden is lawned with hedgerow.

The rear garden is lawned with flagged patio, gravel area, trellis, lawn and herbaceous border.

**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 - With vacant possession upon completion.

**VIEWING**

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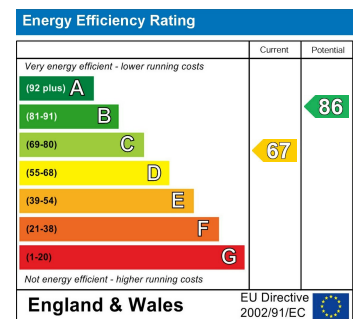


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38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
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Interested? Let's Talk 01270 625214  
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