



26 Sandford Road, Nantwich, Cheshire, CW5 6HD
£350,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE TRADITIONAL SEMI DETACHED PROPERTY IN A WELL ESTABLISHED RESIDENTIAL AREA CLOSE TO ALL AMENITIES WITH VIEWS OVER BARONY PARK. GAS FIRED CENTRAL HEATING, DOUBLE GLAZING.

SUMMARY

Entrance Porch, Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Two Double Bedrooms, Single Bedroom, Family Bathroom, Car Port, Single Garage.

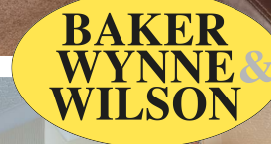
DESCRIPTION

This attractive semi detached house is set in a generous sized plot and was built in approximately the 1960's constructed of traditional brick under a tiled roof occupying the most delightful position within the road enjoying a Westerly aspect towards the front over the recreational area of the Barony Park. The present vendors have been the occupants for more than 35 years and have undertaken general maintenance throughout with tasteful décor, altogether this certainly warrants an inspection. The property enjoys morning and afternoon sun towards the rear garden.

LOCATION & AMENITIES

The house benefits from a lovely setting over looking Barony Park in a highly favoured residential position within walking distance of the town centre and Highfields Primary School. Nantwich is a charming and historic market town in South Cheshire countryside, providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique stores, cafés, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway station and the forthcoming northern rail hub.

Approximate distances Crewe intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 5 miles., M6 Motorway (Junction 16), 10 miles. Chester 25 miles, Manchester 40 miles.



DIRECTIONS

From our Nantwich office, proceed along Beam Street to the traffic lights, continue straight on to Park View, turn left into Sandford Road, proceed along here and the property is midway on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Leading to:

ENTANCE HALL

With ceiling cornices.

LIVING ROOM

15'6" x 12'4"

Double glazed bay window, ceiling cornices, attractive light oak fire surround housing gas coal effect fire, TV point, radiator, delightful open aspect over the Barony Park.

DINING AREA

Radiator, double glazed patio door leading to the Conservatory.

CONSERVATORY

Constructed of brick and uPVC double glazing, ceramic tiled floor, French doors open to rear garden with a pleasant aspect.

KITCHEN

With an array of oak style fronted units, sink unit, cupboards and drawers, further base units, work surfaces, four burner hob unit, electric oven and microwave, part tiled walls, double glazed window to rear, exposed beamed ceiling, recess and plumbing for washing machine and tumble dryer, large understairs store, double glazed personal door to the side to rear entrance porch.

STAIRCASE FROM ENTRANCE HALL TO LANDING

Double glazed window, access to loft.



BEDROOM NO. 1

15'0" x 10'7"

Double glazed bay window, radiator, ceiling cornices.

BEDROOM NO. 2

10'7" x 10'2"

TV point, ceiling cornices, radiator, double glazed window.

BEDROOM NO. 3

9'4" x 8'0"

Radiator, double glazed window, store cupboard housing Worcester Bosch combination boiler for central heating and domestic hot water.

BATHROOM

Panel bath, pedestal wash basin, low level W/C, bidet, two double glazed windows, heated towel rail, decorative tiled walls.

OUTSIDE

Towards the front there is ample parking leading to a car port and onto a precast garage with up and over door.

GARDENS

Lawned area with borders to the front of the property, side pedestrian access leads to a secluded private generous rear garden laid to lawn with various plants enjoying morning and afternoon sun.

TENURE

Freehold.

COUNCIL TAX

Band C.

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.

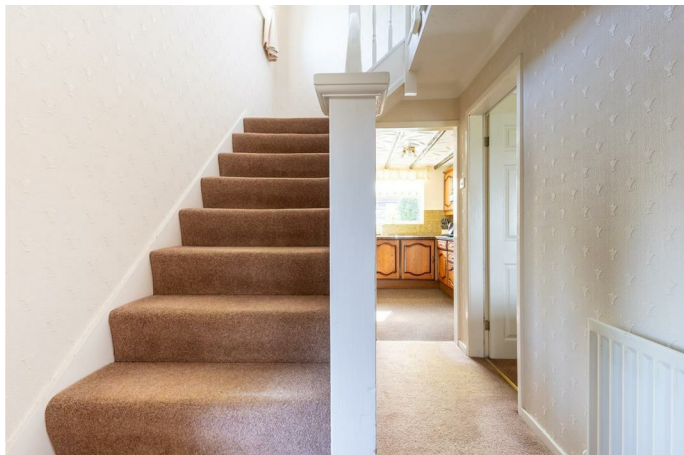
VIEWINGS

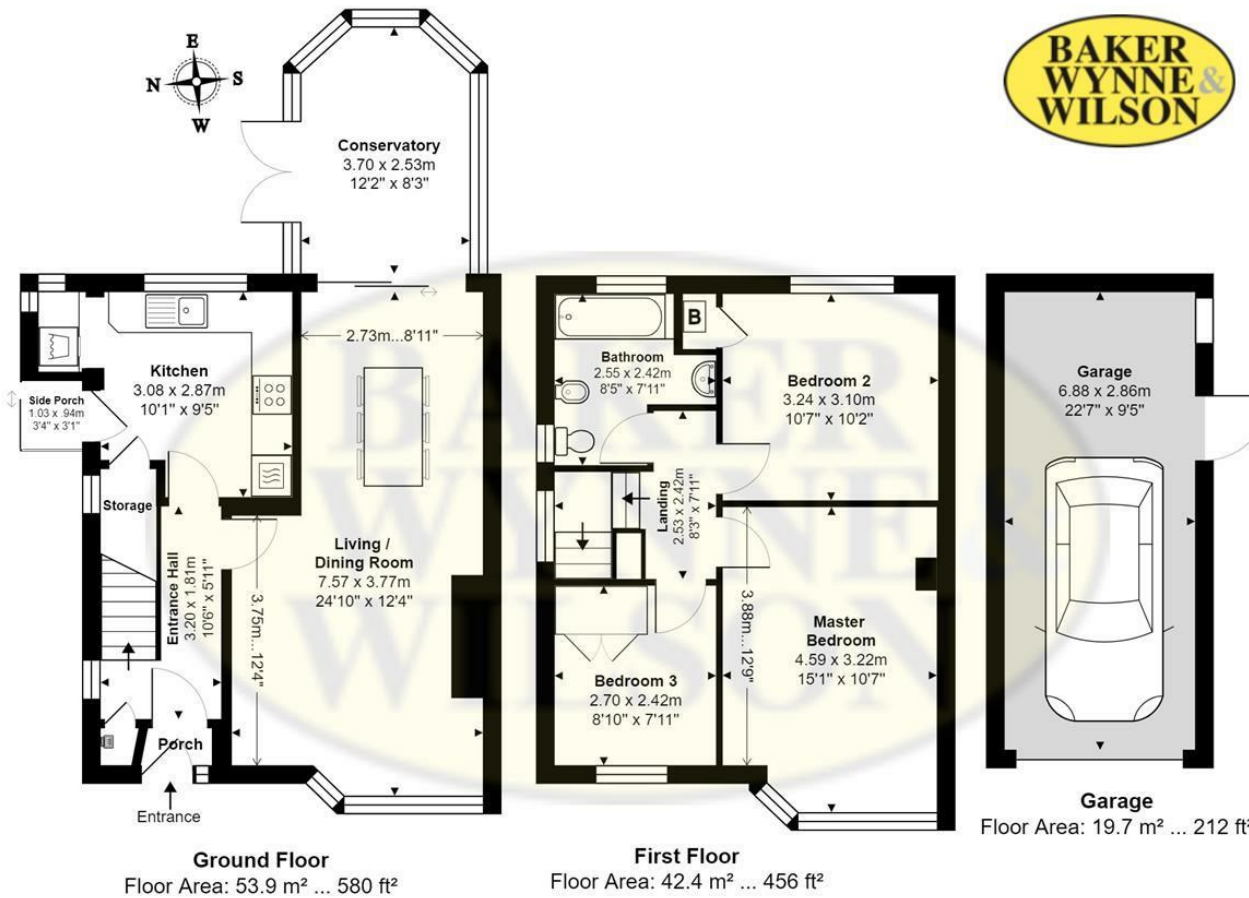
By appointment with Baker Wynne and Wilson
Tel: 01270 625214





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26 SANDFORD ROAD, NANTWICH, CHESHIRE, CW5 6HD

Approximate Gross Internal Area: 116.0 m² ... 1248 ft² (Includes 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		
(81-91)	B		83
(69-80)	C	69	
(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	

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