



3 Churches Court, Nantwich, CW5 5YN
Offers In The Region Of £298,500

**BAKER
WYNNE &
WILSON**

A SUPERB OPPORTUNITY TO ACQUIRE A TOWNHOUSE STYLE PROPERTY IN A SOUGHT AFTER TRANQUIL BACKWATER, MINUTES WALK FROM NANTWICH TOWN CENTRE. GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, TWO CAR PARKING SPACES.

SUMMARY

Entrance Hall, Cloakroom and W/C, Lounge, Dining/Kitchen, Master Bedroom with En-Suite, Two further Bedrooms, Family Bathroom, Enclosed paved and gravelled Rear Garden.

LOCATION & AMENITIES

The property is located 500 yards from Nantwich town centre and close to Morrisons/Aldi supermarket off Station Road.

Nantwich is a quaint historic town with some intriguing buildings being half timbered and traditional red brick with a skyline dominated by the spires of the 14th Century St. Mary's Church, known as the "Cathedral of South Cheshire", and considered by some to be one of the finest medieval churches in the whole of England.

Nantwich bypass provides swift access to the M6, North and South, whilst Chester and Stoke on Trent can be reached in just 30 minutes each by car. Approximate distances Crewe (Intercity Rail Network, London Euston 90 minutes, Manchester 40 minutes) 4 miles, M6 motorway (junction 16) 10 miles, the Potteries 15 miles, Chester 20 miles, Manchester and Birmingham about 40 miles.

DIRECTIONS

From our Nantwich office proceed along Beam Street towards Welsh Row, turn left at the traffic lights onto Waterlode, straight on at the next roundabout, continue past Railway public house on the right and the next turning on your right is The Beeches, turn right and Churches Court is first on the left.



DESCRIPTION

The property is constructed of traditional brick under a tiled roof built approximately some 21 years ago to an exact specification by a private renowned builder John Williams. This delightful development comprises similar town houses and semi detached bungalows all built to exact specification. The present vendors have been the only occupants since then and have taken much pride regarding maintenance. The property has the benefit of a downstairs cloakroom and a stunning lounge and breakfast dining kitchen. The master bedroom enjoys ensuite facilities while the other bedrooms share a family bathroom. More importantly there is car parking space located towards the rear of the property with two spaces and a walled rear garden which enjoys morning and early afternoon sun.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

With composite door, radiator.

CLOAKROOM

Hand basin, low level W/C, radiator.

LOUNGE

17'4" x 13'1"

With the central point being the Adam style fireplace with a gas coal effect fire, large under stairs store, TV point, double glazed window to front, radiator, access to the dining area:

DINING AREA

9'8" x 9'5"

Radiator, French double glazed patio door towards the rear, open archway to the kitchen;

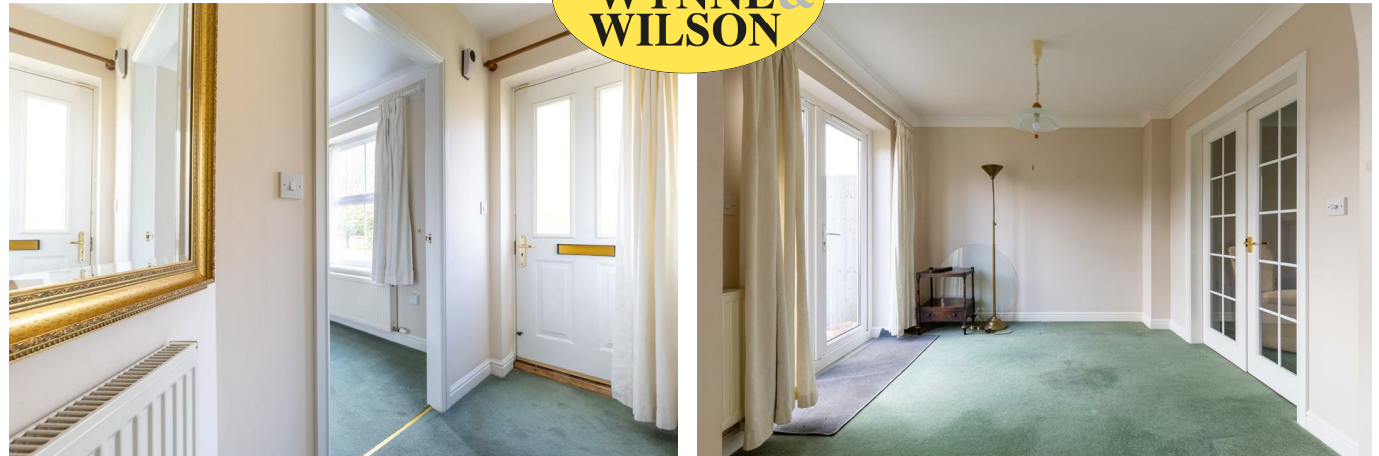
KITCHEN

9'8" x 7'1"

Full range of units with sink unit, cupboards and drawers, base units, wall cupboards, Neff four burner hob unit, electric oven, plumbing for washing machine, decorative style walls, concealed lighting, ceramic tiled floor, double glazed window.



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STAIRS LEAD TO FIRST FLOOR ACCOMMODATION

MASTER BEDROOM

11'9" x 9'5"

Radiator, double glazed window.

EN-SUITE

Comprising of a white suite, shower cubicle with Triton Shower, pedestal wash basin, low level W/C, 3/4 tiled walls, radiator, shaver point, Xpelair.

BEDROOM

11'4" x 9'5"

TV point, radiator.

BEDROOM

8'4" x 6'5"

Radiator, double glazed window, store cupboard housing Veissmann combination gas boiler (approximately 4 years old).

FAMILY BATHROOM

White suite comprising bath, mixer shower unit, pedestal wash basin, low level W/C, tiled walls, radiator, double glazed window, shaver point, Xpelair.

OUTSIDE

To the front of the property there is a lawned area with cobbled edging. To the rear there is a walled garden being of low maintenance with a patio, shed and gravelled areas together with a private pedestrian gate leading to two car parking spaces within a tarmacadam area.

SERVICES

All mains services are connected to the property. Valid gas safety certificate (issued approx. in March 2024)

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 C.

VIEWINGS

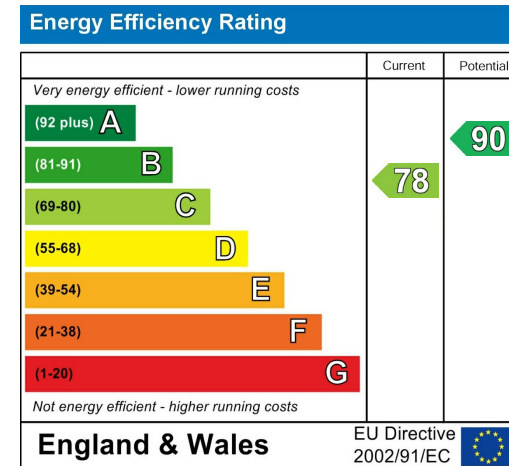
By appointment with Baker Wynne & Wilson
01270 625214





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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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