



79 North Crofts, Nantwich, CW5 5SQ  
£475,000

**BAKER  
WYNNE &  
WILSON**

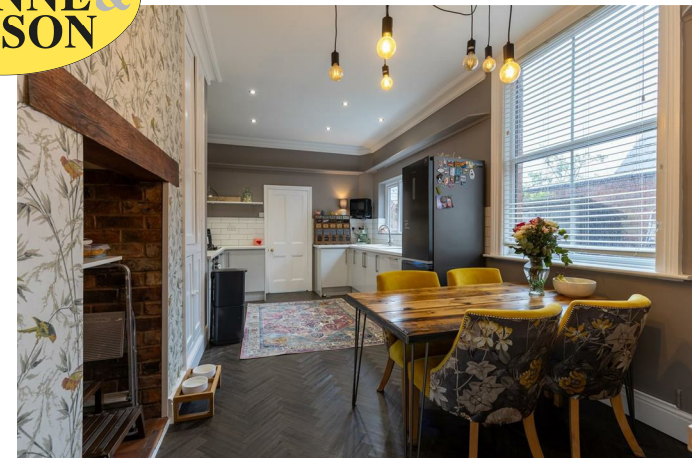


## SUMMARY

Enclosed Entrance Porch,  
Entrance Hall, Living Room,  
Sitting Room, Kitchen/Breakfast  
Diner, Rear Hall/Utility Area,  
Cloakroom, Four Bedrooms, One  
with Ensuite, Bathroom, Parking  
towards the Rear.



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## DESCRIPTION

The property is constructed of traditional brick under a slate roof being one of a pair of victorian period style properties occupying a sought after tranquil location, literally minutes walk from Nantwich town square with no passing traffic. An internal inspection reveals a wealth of charm and characterful features such as the picture rails, ceiling cornices, high ceilings, new sash windows, multi use stoves to the main reception rooms and a fabulous minton floor to the rear reception room. The present vendors have refurbished the kitchen with an array of grey laminated fronted units, integrated appliances. As a further most important factor is the very spacious parking towards the rear.





## LOCATION & AMENITIES

Pedestrian access to Nantwich town centre is via Monks Lane and Church Yard side to the town centre, vehicle access is via South Crofts where you follow the road round then you come to the back of North Crofts. Nantwich contains a superb range of urban facilities and social amenities which combine with a number of buildings of great architectural interest providing a most pleasant living and working environment. 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 shops, cafes, bars and restaurants, the historic market hall, superb sporting and leisure facilities with an outdoor salt

water pool, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling. Visitor parking is in Alvaston Road, access via Scaife Road. Alternatively, please park in town and a leisurely stroll along Monks Lane will bring you to the path which winds its way to the front of North Crofts.

The larger centre of Crewe is some four miles distance with the fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes).

## ACCOMMODATION

With approximate measurements comprises:

**ENCLOSED ENTRANCE PORCH**

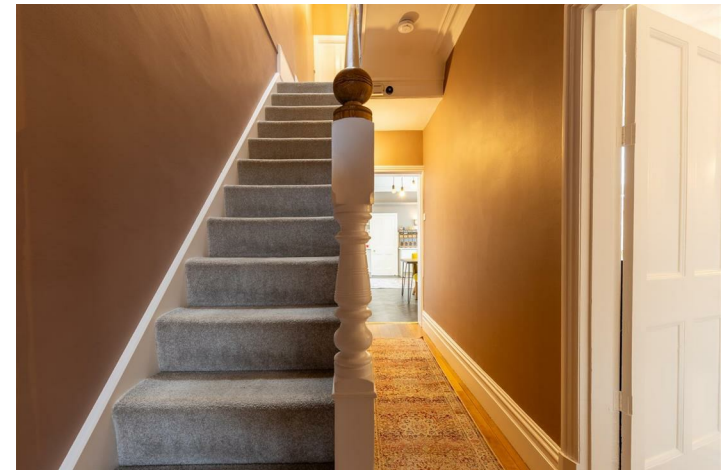
**ENTRANCE HALL**

Radiator.

**LIVING ROOM**

13'5" x 12'11"

With log fuel wood burner stove





within fireplace, bay double glazed wooden sash windows, period radiator and vertical radiator, TV point.

#### **SITTING ROOM/DINING ROOM**

14'1" x 10'11"

Feature victorian style fireplace housing multi fuel wood burning stove, double glazed sash style window towards the rear, fabulous minton tiled floor, radiator, TV points, access to the kitchen/breakfast diner from hall.

#### **KITCHEN/BREAKFAST DINER**

20'11" x 11'2"

Laminated style fronted units, ample work surfaces, store cupboards, shelving, plate rack, five burner hob unit, twin electric ovens and teko style flooring, two period built in kitchen cupboards, two double glazed window to side views over garden.

#### **REAR HALL/UTILITY AREA**

Plumbing for washing machine, tumble dryer vent, access to the cloakroom. Personal door to rear.

#### **CLOAKROOM**

Hand basin, low level W/C.

#### **STAIRCASE LEADS FROM ENTRANCE HALL TO FIRST FLOOR**

#### **BEDROOM (Front)**

16'7" x 13'5"

Two new, bespoke double-glazed sash windows that work exactly as the original sashes did, both top and bottom windows move, radiator, TV point, large walk in wardrobe with hanging and shelving fittings.

#### **BEDROOM**

12'5" x 10'11"

Radiator, double glazed window.



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## BATHROOM

Roll top style bath with chrome mixer style taps and chrome feet, pedestal wash basin, low level W/C, retro style tiling, vinyl floor with a tiled design, radiator/towel rail, window to side.

## BEDROOM

13'6" x 11'2"

Window to rear, radiator, TV point, ensuite facilities.

## ENSUITE

Hand basin, shower cubicle.

STAIRCASE FROM LANDING GIVE ACCESS TO SECOND FLOOR

## BEDROOM

16'7" x 16'0" to extremes

Into eaves storage areas, two velux sky lights, exposed beams, built in wardrobe and chest of drawers, TV point, radiator.

## OUTSIDE

Access from the rear of the property to a secluded private walled garden area with circular

indian stone paved patio area and cobbled sets, lawned area, borders, enjoys a South Westerly aspect, private access to parking area which has vehicle access which is gained by South Crofts, spacious parking area.

## SERVICES

All mains services connected to the property.

## COUNCIL TAX

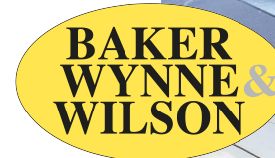
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## TENURE

Freehold.

## VIEWING

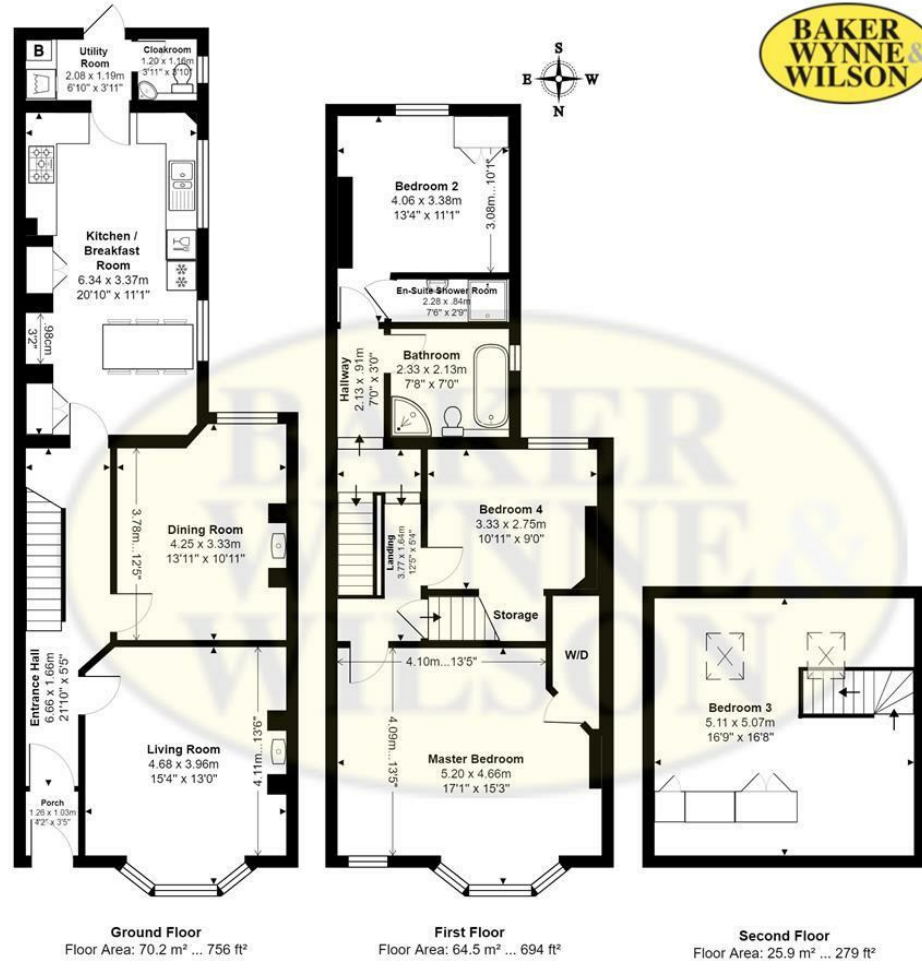
Viewings by appointment with Baker, Wynne and Wilson.  
Telephone: 01270 625214











**79 NORTHCROFTS, NANTWICH, CHESHIRE, CW5 5SQ**

Approximate Gross Internal Area: 160.7 m<sup>2</sup> ... 1729 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 2023. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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	64

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38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

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

