



4 Churches Court, Nantwich, CW5 5YN

£325,000

**BAKER
WYNNE &
WILSON**

AN APPEALING FINE EXAMPLE OF A TOWNHOUSE STYLE PROPERTY IN A SOUGHT AFTER TRANQUIL CUL DE SAC LOCALITY WITH IMMEDIATE ACCESS TO ALL AMENITIES. UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. WALLED GARDEN. TWO CAR PARKING SPACES,

SUMMARY

Entrance Hall, Cloakroom, Living Room, Dining/Kitchen, Conservatory, Master Bedroom with Ensuite, Two Further Bedrooms, Bathroom. Walled Rear Garden. Two Parking Spaces.

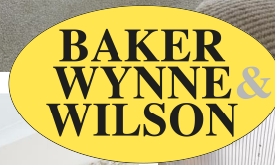
LOCATION & AMENITIES

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 being a mid townhouse constructed of traditional brick under a tiled roof built approximately 20 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 property has been well cared for offering manageable accommodation and has the benefit of three bedrooms, two bathrooms, walled garden towards the rear and two car parking spaces. The property has the benefit of uPVC double glazing, gas fired central heating both complimenting the following accommodation:

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Radiator.

CLOAKROOM

With pedestal wash basin and low level W/C, Xpelair.

LIVING ROOM

17'11" x 13'0"

With double glazed window towards the front, TV point, wall light points, understairs store, French doors to a dining/kitchen.



DINING/KITCHEN

16'3" x 10'8"

With a range of kitchen units, sink unit, Select 60 20 electric oven, electric hob unit, various work surfaces, wall cupboards, part tiled walls, plumbing for washing machine, double glazed window to rear, rear personal door, leading to conservatory.

CONSERVATORY

13'6" x 9'11"

Electric radiator, French doors.

STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR

MASTER BEDROOM

12'11" x 9'4"

Radiator, double glazed window.

ENSUITE

Shower cubicle with power unit, pedestal wash basin, low level W/C, shaver point.

BEDROOM TWO

9'7" x 9'5"

Radiator, double glazed window, triple built in wardrobes.

BEDROOM THREE

10'6" x 6'5" to extremes

Radiator, built in store cupboard with Worcester Bosch central heating boiler.

BATHROOM

Comprises of a three piece suite; panel bath, pedestal wash basin, low level W/C, half tiled walls, radiator, double glazed window.

OUTSIDE

Towards the rear there is a walled garden mainly paved to patio area, with a gate leading two car parking spaces.

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.

COUNCIL TAX

Band C.

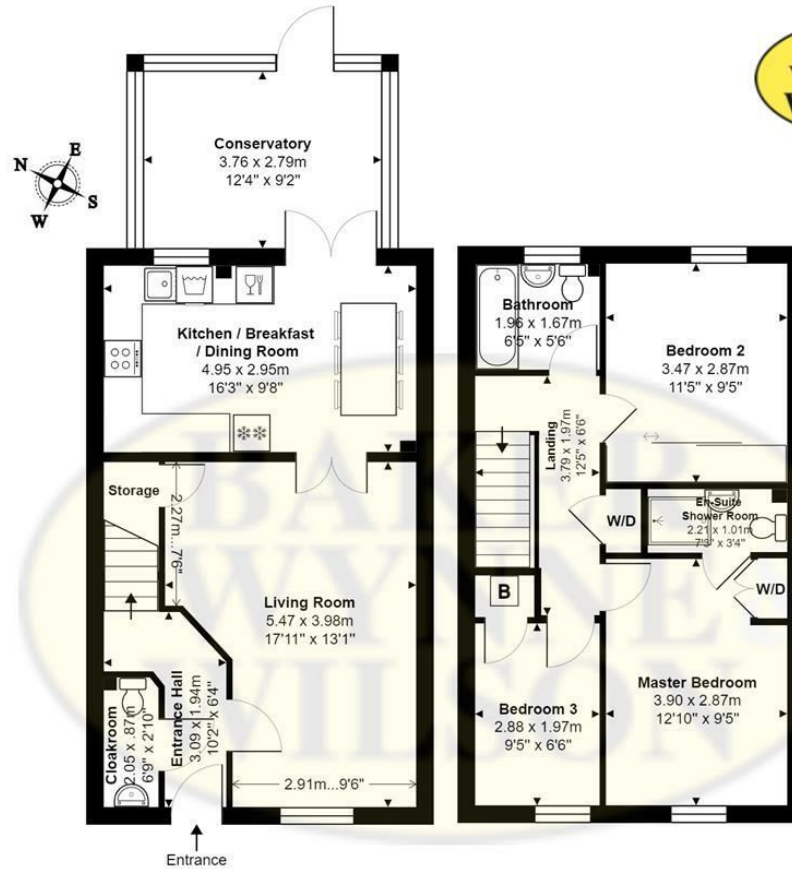
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





**BAKER
WYNNE &
WILSON**



Ground Floor Floor Area: 54.0 m² ... 581 ft²
First Floor Floor Area: 42.4 m² ... 456 ft²

4 CHURCHES COURT, NANTWICH, CHESHIRE, CW5 5YN
 Approximate Gross Internal Area: 96.4 m² ... 1037 ft²

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			90
(81-91) B			
(69-80) C		74	
(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