



FOR SALE
BAKER WYNNE & WILSON
01270 625 214 www.bakerwynneandwilson.com

76 Millstone Lane, Nantwich, Cheshire, CW5 5PE
£385,000

BAKER WYNNE & WILSON

A MOST INTRIGUING SEMI-DETACHED PERIOD COTTAGE IN IMMACULATE ORDER, OCCUPYING A PARTICULARLY GENEROUS SIZED PLOT, IDEALLY LOCATED WITHIN IMMEDIATE WALKING DISTANCE OF NANTWICH TOWN CENTRE, Double Glazed Windows, Gas Fired Central Heating

SUMMARY

Living Room, Breakfast Kitchen, Utility Area, Downstairs Cloakroom, Two Double Bedrooms, Family Bathroom, Ample Parking, Brick built Garage, Summerhouse/Office, Pleasant Gardens.

DIRECTIONS

From our Nantwich office proceed along Beam Street, passing the Library and bus station, at the traffic lights turn right into Millstone Lane, proceed along here and the property is situated mid-way on the left hand side.

LOCATION & AMENITIES

This delightful cottage is situated in an enviable location within a few minutes walking distance of Nantwich town centre, which can be reached via Millstone Lane, South Crofts, Monks Lane and onto the Square. The historic market town of Nantwich contains an excellent range of urban facilities which combine with a number of interesting buildings creating a pleasant living environment. The larger business centre of Crewe is 5 miles with its fast intercity railway (London Euston 90 minutes, Manchester 40 minutes) is 4 miles, Chester 20 miles, Stoke on Trent 20 miles and the M6 motorway (junction 16) 10 miles.



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DESCRIPTION

The property is constructed of brick under a tiled roof with the present vendors having undertaken an extensive programme of improvements over the last six years which includes replumbing, rewiring, new kitchen and bathroom, creation of a cloakroom, brick built double garage towards the rear, construction of a summerhouse/office. Much charm and character is found throughout the property which includes a feature working fireplace to the main reception room with plenty of light flooding throughout the front and rear being East/West facing. The mature generous sized gardens further compliment the whole. An inspection of this property is recommended.

ACCOMMODATION

With approximate measurements comprises:

PORCH

Composite double glazed front door.

LIVING ROOM

18'0" x 14'11"

Double glazed bay window with window seat, working period fireplace with Victorian inset, radiator, oak style flooring

KITCHEN

18'11" x 10'11"

With a fine selection of cream laminated fronted units, enamel sink unit, base units with work surfaces, ample storage, four burner gas hob, electric oven, integrated dishwasher, fridge freezer, slate flooring, matching wall cupboards, double glazed window to side, French patio doors to rear of property, TV point, access to utility room.



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UTILITY ROOM

Sink unit, base unit, work surface, two wall cupboards, Velux sky light, oak flooring, plumbing for washing machine, double glazed window, sliding door leading to cloakroom.

CLOAKROOM

With hand basin with storage under, low level W/C, Xpelair.

STAIRS LEAD FROM LOUNGE TO FIRST FLOOR

Built in store cupboard housing Glow Worm combination boiler supplying central heating and domestic hot water.

BEDROOM

14'7" x 10'10"

Radiator, double glazed window, exposed tongue and groove flooring.

BEDROOM

11'1" x 10'9"

Exposed tongue and groove flooring, radiator, double glazed window.

BATHROOM

11'1" x 7'2"

Tongue and groove flooring, panel bath with chrome mixer shower over, pedestal wash basin, low level W/C, heated towel rail, shower cubicle, vanity wash basin, Xpelair, pine door.

OUTSIDE

Towards the front there is a small garden area with borders, block paved driveway leading to the side of the property offering ample parking leading to a BRICK BUILT DOUBLE GARAGE

with roller door, power and light, 3 phase electrics.

Rear garden with the majority of the garden located towards the rear which enjoys paved patio area, decking, exceptional lawned area with borders, specimen trees, sleeper pathway leading to the Summerhouse.

OLYMPIAN GARDEN CONTEMPORARY SUMMERHOUSE

Fully insulated with power and light, bi-folding

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

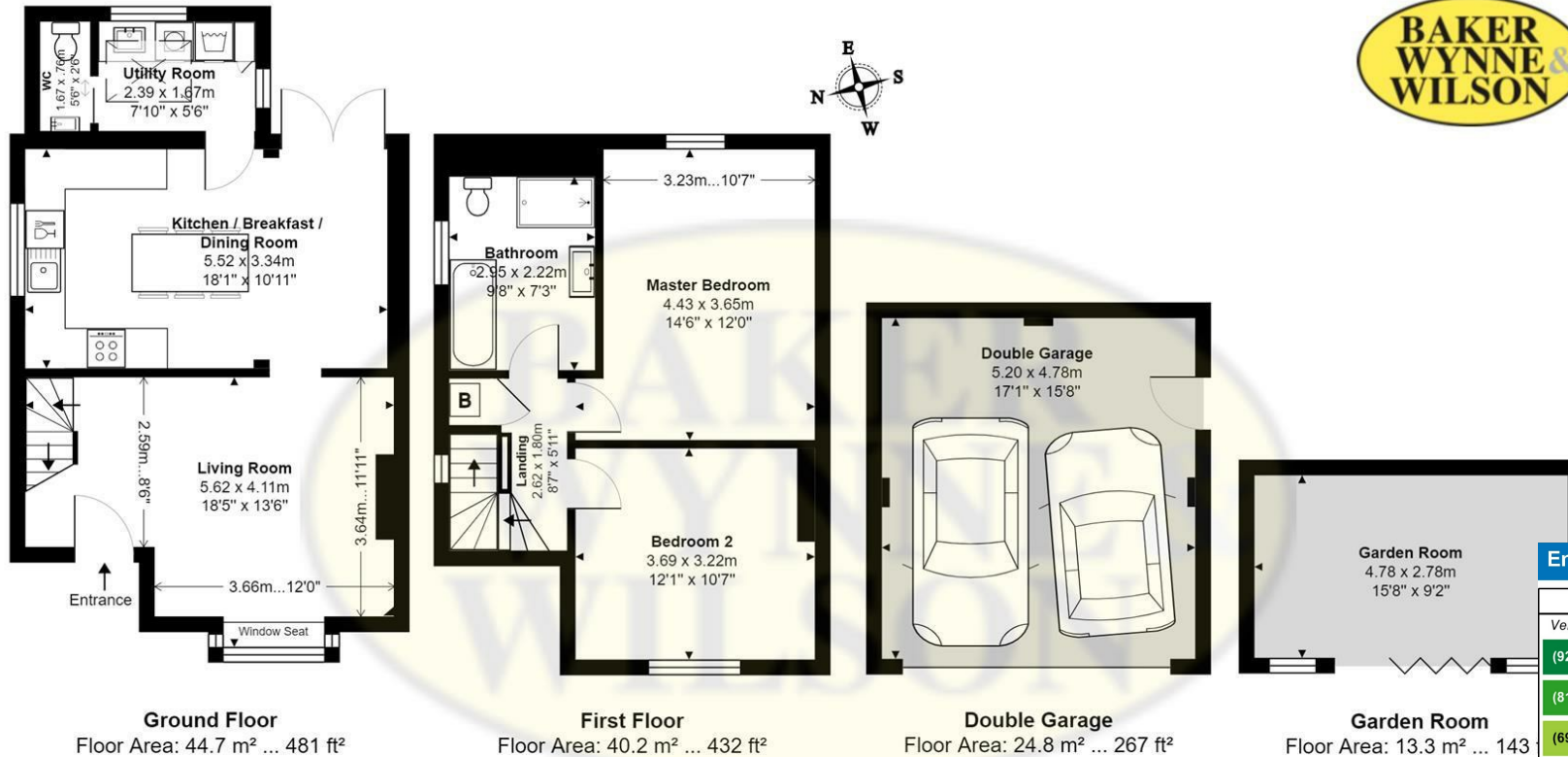
By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

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76 MILLSTONE LANE, NANTWICH, CHESHIRE, CW5 5PE

Approximate Gross Internal Area: 123.0 m² ... 1324 ft² Includes Double Garage & Garden Room

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			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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