



110 London Road, Stapeley, Nantwich, Cheshire, CW5 7JL

Guide Price £635,000

**BAKER
WYNNE &
WILSON**

A CHARMING, TASTEFULLY RENOVATED AND ENLARGED, DETACHED PERIOD HOUSE OF CHARACTER WITH A SOUTH FACING GARDEN, IN A MOST FAVOURED RESIDENTIAL LOCALITY ON THE EDGE OF TOWN.

SUMMARY

Entrance porch, dining hall, inner hallway, cloakroom, utility room, living room, inner hall, kitchen/dining/family room, landing, master bedroom with ensuite shower room, four further bedrooms, bathroom, gas central heating, uPVC double glazed windows, gravel car parking and turning area, gardens.

DESCRIPTION

110 London Road, believed to be a former Toll Cottage, is constructed of brick under a tiled roof. This terrific one off detached house incorporates many modern design concepts and would suit professional couples, growing families and even those downsizing. One key change which has developed in recent years is the importance of a large open plan living area that incorporates a kitchen, dining area and family space. There is no better example than in this house, with a superb open plan living space having bi folding doors. There are five bedrooms with vaulted ceilings, one being ensuite and a family bathroom. The overall feeling here is a house of character and individual craft, combined with a feeling of space and contemporary style.

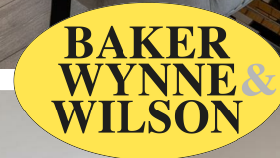
LOCATION AND AMENITIES

The property occupies a sought-after position at Stapeley, about .75 of a mile from the centre of Nantwich. Nantwich has a choice of shopping facilities, social amenities and schools, as well as sporting facilities. Crewe station is 5 miles, with its 90 minute intercity service to London Euston.

M6 motorway (junction 16) 7 miles, The Potteries 15 miles, Chester 22 miles, Manchester and Liverpool 40 miles.

DIRECTIONS

Proceed out of Nantwich along the A51 south on the Woore Road and the property will be seen on the right hand side, immediately before the left hand turning to Wybunbury.



THE ACCOMMODATION COMPRISES:

with approximate measurements

BRICK & OAK PORCH

DINING HALL

12'8" x 11'10"

Bows brick fireplace and chimney breast, composite entrance door, feature oak and glass staircase to first floor landing, inset ceiling lighting, exposed beam, radiator.

LIVING ROOM

24'7" x 9'6"

Two double glazed windows, two exposed ceiling beams, two radiator.

INNER HALLWAY

13'8" x 3'7"

Exposed ceiling beam, inset ceiling lighting.

CLOAKROOM

6'6" x 5'2"

White suite comprising low flush W/C and vanity unit with inset hand basin, mirror fitting, radiator/towel rail.

UTILITY ROOM

6'9" x 6'8"

Cylinder cupboard with Glowworm gas fired boiler, radiator.

KITCHEN/DINING/FAMILY ROOM

22'6" x 19'3"

A superb range of fitted furniture comprising floor standing cupboard and drawers with timber worktops, ceramic one and half bowl single drainer sink unit with cupboards under, double pantry cupboard, island units/breakfast bar with timber worktop, integrated double refrigerator, integrated double freezer, integrated dishwasher, wine cooler, Beko Range style cooker, wood laminate floor, inset ceiling lighting, four double glazed windows and double glazed bi-folding doors to terrace, two radiators.

OAK AND GLASS STAIRCASE FROM DINING HALL TO FIRST FLOOR LANDING

MASTER BEDROOM

18'6" x 11'4" overall

Vaulted ceiling, radiator.



ENSUITE SHOWER ROOM

White suite comprising low flush W/C, vanity unit with inset hand basin and tiled shower cubicle with rain head shower and hand held shower, wood laminate floor, part tiled walls.

BEDROOM NO TWO

19'4" x 10'9"

Two double glazed windows, vaulted ceiling, inset ceiling lighting, radiator.

FAMILY BATHROOM

10'6" x 7'0"

White suite comprising panel bath with rain head shower over, vanity unit with twin inset hand basins and low flush W/C, mirror fitting, wood laminate floor, inset ceiling lighting, half tiled walls, fully tiled around bath, mirror fitting.

BEDROOM NO THREE

14'9" x 10'8"

Access to loft, radiator.

BEDROOM NO FOUR

12'8" x 9'6"

Vaulted beam ceiling, double glazed window and original lattice window, radiator.

BEDROOM NO FIVE

9'5" x 8'8" plus recess

Vaulted beam ceiling, radiator.

OUTSIDE

The landscaping be be completed.

Car parking and turning area. Large Indian stone flagged terrace with dwarf brick wall surround. Indian stone flagged paths.

GARDENS

The gardens extend to the front, side and rear with hedge row boundaries. The principle gardens enjoy South facing aspect.

The landscaping is to be completed.

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

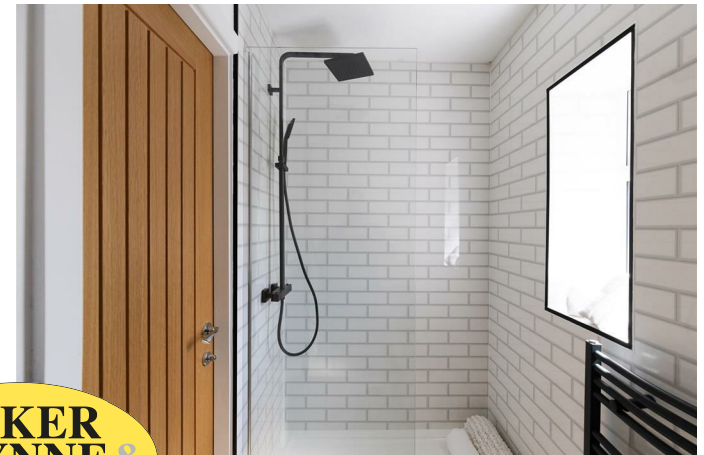
FREEHOLD

COUNCIL TAX BAND TBC

VIEWING

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





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1		
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