



15 Cumberland Avenue, Nantwich, Cheshire, CW5 6HA

Guide Price £325,000

**BAKER
WYNNE &
WILSON**

AN EXTENDED SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER MATURE RESIDENTIAL DEVELOPMENT. SOUTH WESTERLY FACING GARDEN, ELEVATED POSITION.
DOUBLE GLAZED, GAS FIRED CENTRAL HEATING

SUMMARY

Entrance Hall, Living Room, Kitchen/Breakfast/Dining Room, Cloakroom, Four Bedrooms, Bathroom, Provision for Ensuite Facilities, Attached Garage

DIRECTIONS

From our Nantwich Office head north-east on Beam Sreet, continue straight onto Park View, turn right onto Birchin Lane, turn left onto Highfield Drive, turn left onto Cumberland Avenue and the property on your left hand side.

LOCATION & AMENITIES

Cumberland Avenue occupies an elevated position and has always proved to be a popular living environment with the majority of the properties being either semi-detached houses or bungalows. Nantwich town centre is approximately 10 minutes walking distance and contains a wide variety of multiple brand named stores and renowned local retailers. The highly recommended Highfield Primary School is located within the development and is a feeder school to Malbank High School/Sixth Form College (Ofsted Good). There are two bus stops within Birchin Lane which gives access to surrounding areas.



DESCRIPTION

The property is constructed of brick under a tiled roof built approximately in the 1960's and since then has undergone a side two storey extension creating an additional reception room and master bedroom with provision for ensuite facilities. The kitchen has the benefit of integrated appliances, central island, bi-folding doors leading to the South Westerly rear garden and with it being elevated, it overlooks parts of Nantwich town. Internally there are some further works to complete such as the master bedroom which has provision for an ensuite bathroom. The family bathroom is fully operational.

The whole offers tremendous potential for a four bedroom family home and an inspection is advised.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

13'8" x 7'4"

Radiator.

LIVING ROOM

28'4" x 11'2"

Open plan style with laminated floor double glazed window to front, radiator, TV point. Bi-folding doors leading to the garden.



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KITCHEN/BREAKFAST/DINING ROOM

18'10" x 15'7"

Electric/gas hob units, electric oven, sink unit with drawers, base units, storage cubboards, work surfaces, downlighters, ceramic tiled floor, TV point, central island, double glazed bi-folding doors.

CLOAKROOM

With hand basin and low level W/C, tiled walls.

BEDROOM ONE

15'7" x 10'4"

Radiator, leading into a dressing area.

ENSUITE

10'3" x 7'4"

Plumbing installed for Ensuite bathroom.

BEDROOM TWO

11'11" x 11'2"

Towards the front, radiator.

BEDROOM THREE

10'9" x 10'6"

Radiator.

BEDROOM FOUR/STUDY

7'10" x 6'8"

Double glazed window, radiator.

BATHROOM

7'7" x 7'4"

White suite with panel bath, low level W/C, shower cubicle, tiled walls, radiator.

OUTSIDE

Car parking space to front leads to attached brick built GARAGE 16'6" X 10'6" with personal door.

GARDENS

Mainly to the rear being laid to lawn, raised decking area with a South Westerly aspect.

TENURE

Freehold

SERVICES

All mains services are connected to the property.

N.B. Tests have not been made of electrical, water, 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.

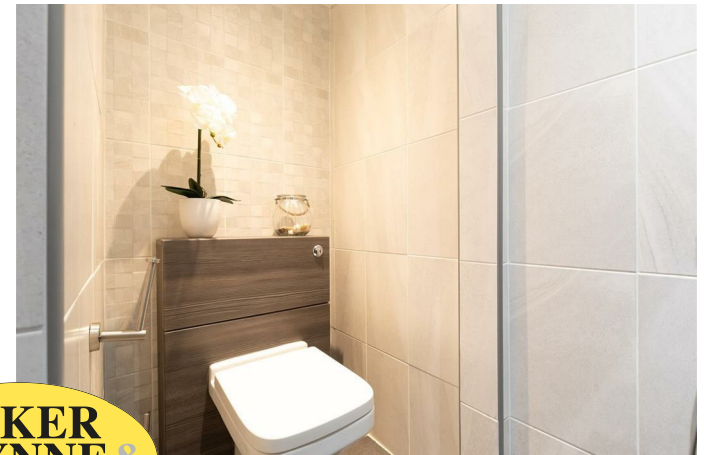
COUNCIL TAX

Band D.

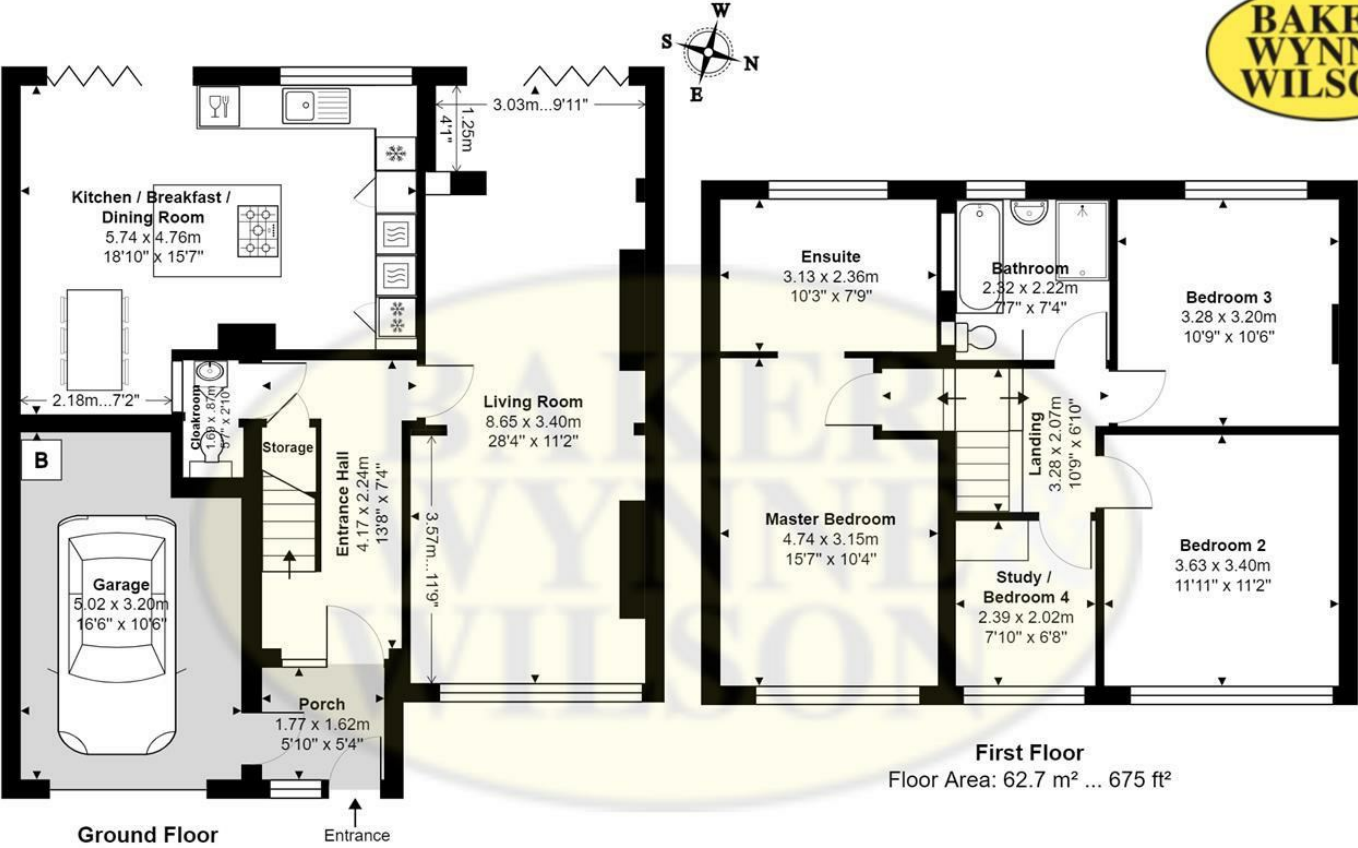
VIEWINGS

By appointment with Baker Wynne and Wilson
012370 625214





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15 CUMBERLAND AVENUE, NANTWICH, CHESHIRE, CW5 6HA

Approximate Gross Internal Area: 148.3 m² ... 1596 ft² Includes Garage

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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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