



29 Mercer Way, Nantwich, Cheshire, CW5 5YD

£485,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Reception Hall, Cloakroom, Living Room, Conservatory, Dining room, Kitchen/Breakfast Room, Utility Room, Landing, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Bathroom, uPVC Double Glazed Windows, Gas Central Heating (Combination Boiler), Detached Double Garage, Car Parking for two cars, Well Stocked South East Facing Gardens.

DESCRIPTION

This stylish and well appointed detached house was built by Beazer Homes in 1997 of brick under a tiled roof and is approached over a tarmac drive. The house has been invested in heavily by the present owners over the last two years and is particularly attractive from both an internal and external view point.

Externally, to its advantage there is a detached double garage, attractive gardens and plenty of elbow room.

LOCATION & AMENITIES

Mercer Way forms part of a small development on the Northern confines of Nantwich, one mile from the town centre. It lies close to a lovely riverside walk into town. Nantwich is a charming market town set beside the River Weaver with a rich history, wide range of speciality shops and four supermarkets.

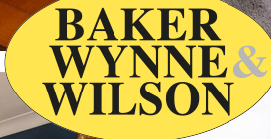
DIRECTIONS

From our Nantwich office, proceed along Beam Street towards the Barony Park, passing the Fire Station on your right, at the traffic lights turn left onto Barony Road, proceed for half a mile, turn right into Mercer Way, proceed for 150 yards and the house is located straight ahead.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH



RECEPTION HALL

16'3" x 6'5"

Composite entrance door, built in cloaks cupboard, ceiling cornices, radiator, Hive Thermostat.

LIVING ROOM

20'10" into bay x 11'4"

Timber fire surround with composite marble inset and hearth, living flame coal effect electric fire, double glazed bay window, ceiling cornices, double doors to Conservatory, two radiators.

CONSERVATORY

15'6" x 11'6"

Grain uPVC double glazed windows to garden, tiled floor.

DINING ROOM

10'9" x 9'9"

Ceiling cornices, radiator.

KITCHEN/BREAKFAST ROOM

12'10" x 9'9"

Refitted in 2022, excellent range of units comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with worktops, breakfast bar, wall cupboards, Bosch integrated oven and grill and AEG four burner induction hob unit with extractor hood above, integrated refrigerator and freezer, integrated dishwasher, inset ceiling lighting, wood laminate floor, mirror fitting, radiator.

UTILITY ROOM

7'6" x 6'6"

Stainless steel single drainer sink unit, cupboards and drawers under, wall cupboard, plumbing for washing machine, wood laminate floor, uPVC door to rear, Worcester gas fired combination boiler (installed 2022).

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

14'2" x 6'6" plus recess

Double glazed stain glass ecclesiastical style window, built in wardrobe, inset ceiling lighting, radiator.



**BAKER
WYNNE &
WILSON**



MASTER BEDROOM

14'6" into bay x 12'6"

Fitted furniture comprising three single wardrobes, double wardrobe and cupboards, ceiling cornices, radiator.

EN-SUITE SHOWER ROOM

Refitted in 2022. White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with rain head shower and hand held shower, bathroom cabinet with mirrored door, part tiled walls, wood laminate floor, chrome radiator/towel rail.

BEDROOM NO. 2

11'0" x 9'8"

Access to fully boarded loft with light by a slings be type ladder, radiator.

BEDROOM NO. 3

10'11" x 7'8"

Radiator.

BEDROOM NO. 4

7'9" x 7'8"

Radiator.

BATHROOM

Refitted in 2022. White suite comprising panel bath with rain head shower and hand held shower over, vanity unit with inset hand basin and low flush W/C, shaver point, half tiled walls, chrome radiator/towel rail.

OUTSIDE

Brick built tiled roof detached double GARAGE 17'8" x 16'3", two up and over doors, power and light, personal door, potential loft space.

Flagged yard with GARDEN SHED 8'6" x 6'6".
Greenhouse. Security Lighting. Outside tap.
Pedestrian access to both sides of house.

GARDENS

The front garden is lawned with herbaceous borders. The rear, part walled, garden is lawned with herbaceous and flower borders and a flagged patio.

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.

TENURE

Freehold

COUNCIL TAX

Band E.

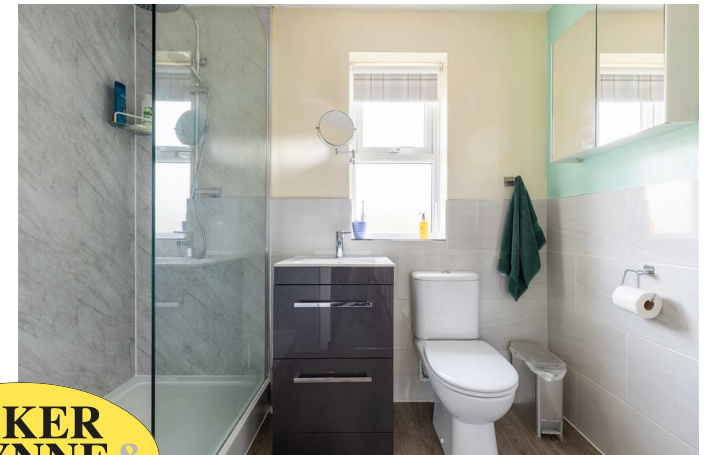
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

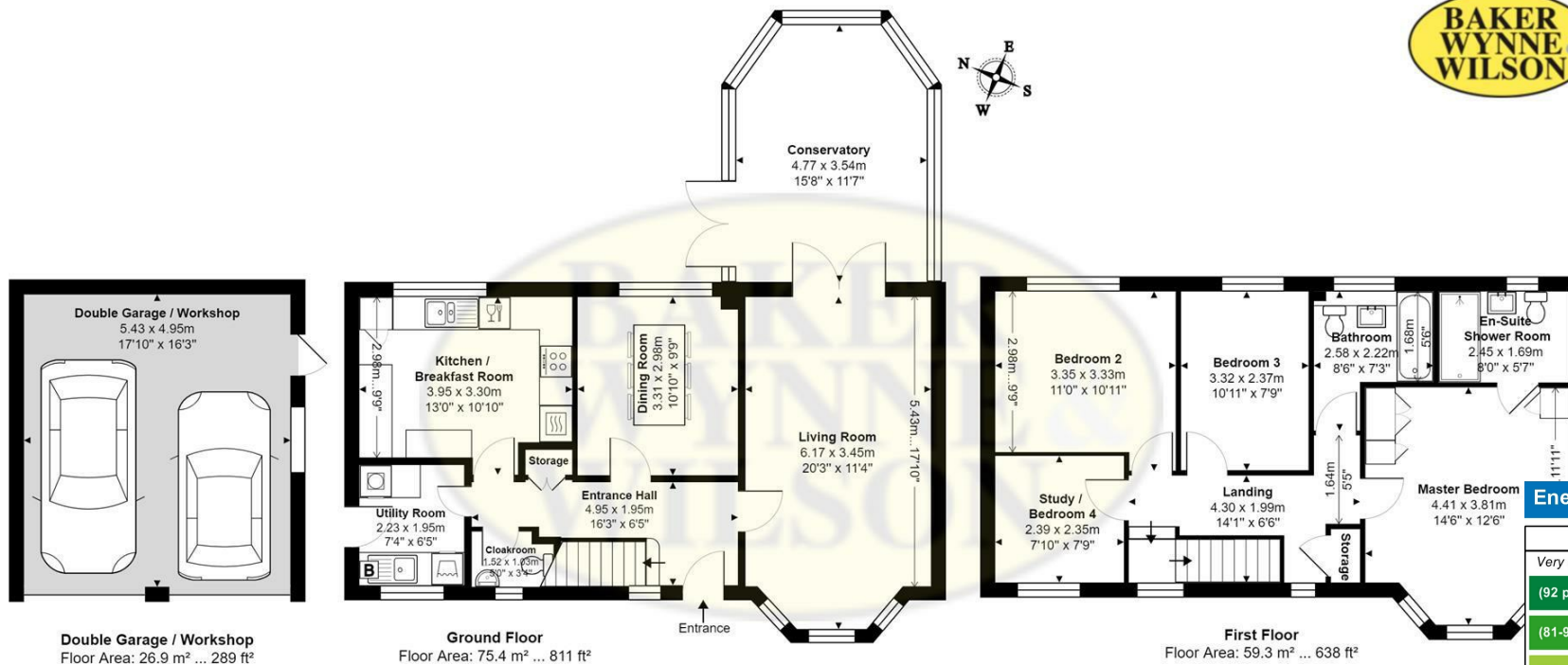
M784





**BAKER
WYNNE &
WILSON**





29 MERCER WAY, NANTWICH, CHESHIRE, CW5 5YD

Approximate Gross Internal Area: 161.5 m² ... 1739 ft² Includes Double Garage / Workshop -
 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		
(69-80)	C	75	85
(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



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

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

