



Hampton House, 88 Shrewbridge Road, Nantwich, Cheshire, CW5 7AA
£625,000

**BAKER
WYNNE &
WILSON**

A SUPERB EXAMPLE OF A PERIOD SEMI DETACHED PROPERTY IN A PRIME RESIDENTIAL LOCALITY OVERLOOKING PARKLANDS TO FRONT AND REAR WITHIN WALKING DISTANCE TO TOWN.

SUMMARY

Entrance Hall, Living Room, Dining/Sitting Room, Kitchen/Breakfast, First Floor, Two Double Bedrooms, Single Bedroom, Family Bathroom. Gas fired central heating, part double glazed, ample parking, rear garden, direct access to park.

DIRECTIONS

Proceed along Beam Street towards the Welsh Row traffic lights, turn left on to Waterlode and then take the next right in to Shrewbridge Road, continue over the level crossings and the property is situated on the right hand side, opposite Brookfield Park.

LOCATION AND AMENITIES

Shrewbridge Road has always proved to be a desirable, popular, living environment with the historic market town of Nantwich being within a few minutes walking distance and offers an excellent range of shopping facilities, including some multiples such as Morrisons, Aldi, M&S Food Store, Boots, WHSmiths, along with a number of renowned local retailers. Primary education is available within Wellington Road and Audlem Road, along with Brine Leas High School/BL6 Sixth Form. The larger centre of Crewe 5 miles, M6 motorway (junction 16) 10 miles, Chester 20 miles, The Potteries 12 miles and Manchester International Airport about a 45 minute drive.

DESCRIPTION

The property is of traditional red brick construction under a tiles roof, occupying a prime position in a sought after residential locality. Over the years the property has been improved and modernised and now offers a wealth of charm and character with its ceiling cornices, pine internal doors, picture rails and pitch pine staircase. This Edwardian property enjoys a delightful position with views over Brookland Park while the gardens open directly on to the park area and on to Shrewbridge Lake.

The following accommodation warrants a further inspection:-

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Minton tile floor, matt well, dado rail, ??lights, windows, ceiling cornices.

ENTRANCE HALL

Pitch pine front door with stained coloured glass, traditional window to side, radiator, pine cupboard with hanging fittings, ceiling cornices, ceiling rose.

LIVING ROOM

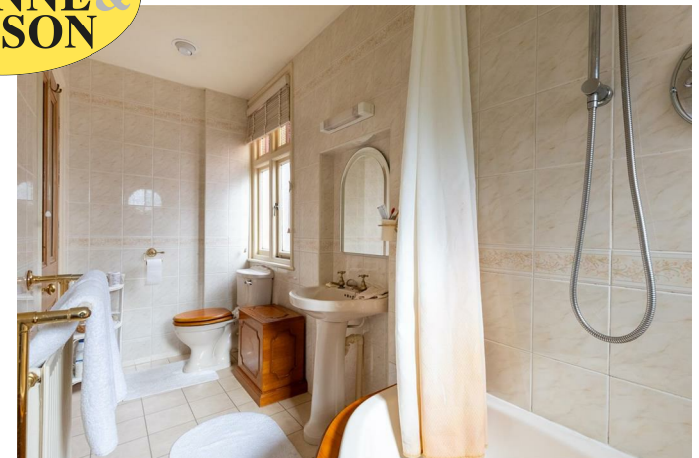
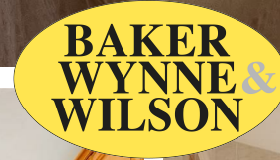
18'0" x 14'11"

Feature Adam style fireplace with granite inset and hearth, all housing a gas coal effect fire, boarded floor, ceiling cornices, picture rail, TV point, delightful double glazed front window over looking that park, additional window to side, radiator.

SITTING ROOM/DINING AREA

15'3" x 14'5"

Light oak feature fireplace with granite inset and hearth housing a gas coal effect fire, ceiling cornices, picture rail, TV point, boarded floor, under stairs store with shelving, radiator, pine French doors opening to the Westerly facing rear garden and patio area.





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BREAKFAST/KITCHEN

21'10" x 8'10"

A range of light oak units with enamel 1 1/2 bowl sink unit, base units, work surfaces, integrated fridge and freezer, four burner gas hob, electric oven under, matching wall cupboards, radiator, four windows and personal door to rear, access to inner hallway with plumbing for washing machine, cupboard housing Worcester boiler for central heating and hot water.

A further door way leads to:-

CLOAK ROOM/SHOWER ROOM

Double shower cubicle, vanity wash basin, low level WC, Xpelair, heated towel rail.

PINE STAIRCASE LEADS TO FIRST FLOOR LANDING

Radiator, ladder giving access to large attic/further bedroom if required, subject to normal planning regulations.

BEDROOM

18'3" x 14'2"

Large double glazed window, picture rail, ceiling cornices, pine door, six fitted wardrobes with hanging fittings and shelves, matching dressing table, radiator.

BEDROOM

16'5" x 12'10"

Four built in wardrobes, ceiling cornices, picture rail, two windows overlooking the rear garden and parkland, radiator.

BATHROOM

Corner bath with electric shower over, pedestal wash basin, low level WC, two windows, fully tiled walls and floor, oval window, Xpelair, radiator.

BEDROOM

11'2" x 8'11"

Window, picture rail, radiator.

OUTSIDE

To the front of the property there is a tarmac and block paved driveway for 4/5 vehicles leading to a brick built tiled roof garage with up and over door, power and light and personal door to side, private pathway leads to the rear walled garden, laid to lawn with borders, shrubs and patio area. Garden store. There is a pedestrian gate that gives direct access to open parkland on Shrewbridge Lake and various countryside walks and access to the town.

TENURE

Freehold

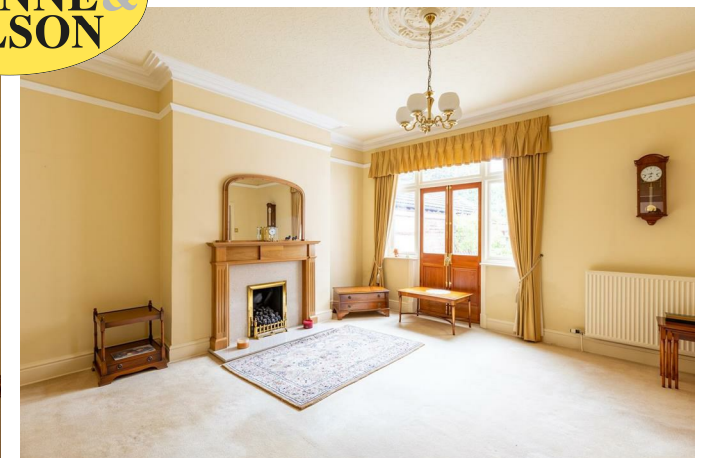
SERVICES

All mains services are connected.

COUNCIL TAX BAND E

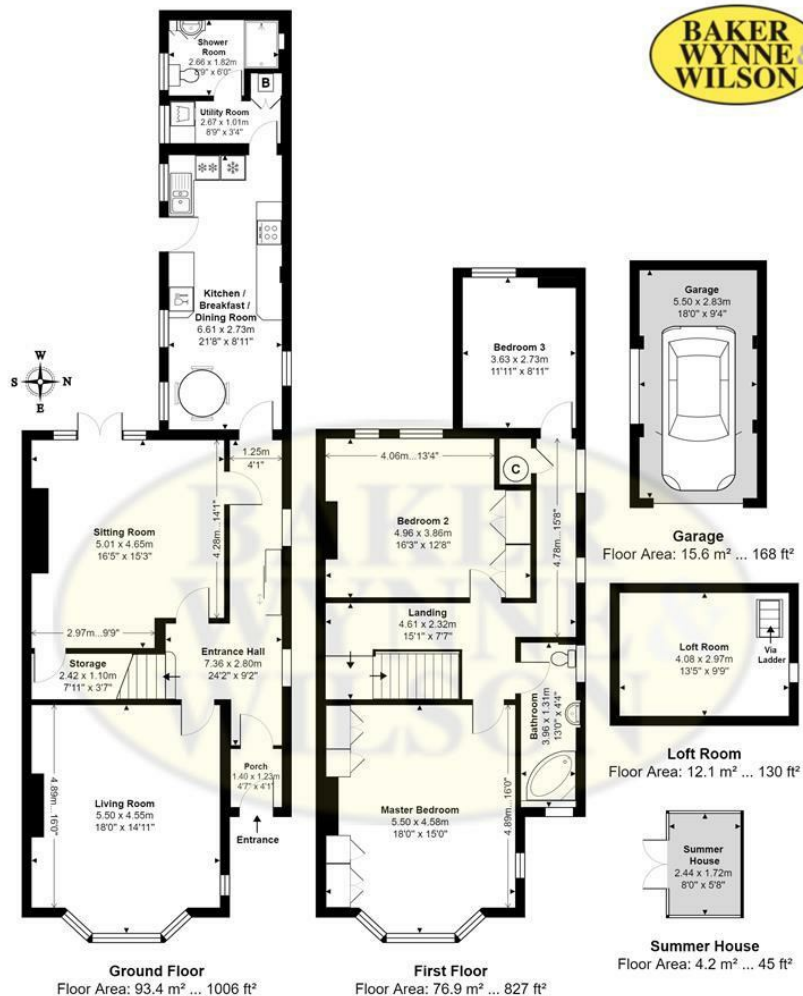
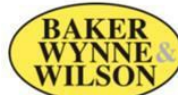
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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88 SHREWBURGH ROAD, NANTWICH, CHESHIRE, CW5 7AA

All Building Parts Approximate Gross Internal Area: 202.2 m² ... 2176 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	51	77
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Interested? Let's Talk 01270 625214
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