



**CHESHIRE  
HOUNDS**

108

108 Hospital Street, Nantwich, Cheshire, CW5 5RY

£365,000

**BAKER  
WYNNE &  
WILSON**

AN INTERESTING, DOUBLE FRONTED TOWNHOUSE,  
IN A FAVORABLE LOCALITY, MINUTES WALK FROM  
NANTWICH TOWN CENTRE.

GAS FIRED CENTRAL HEATING.

SOUTH FACING REAR GARDEN WITH VEHICULAR  
ACCESS.

PARKING AND GARAGING.

## SUMMARY

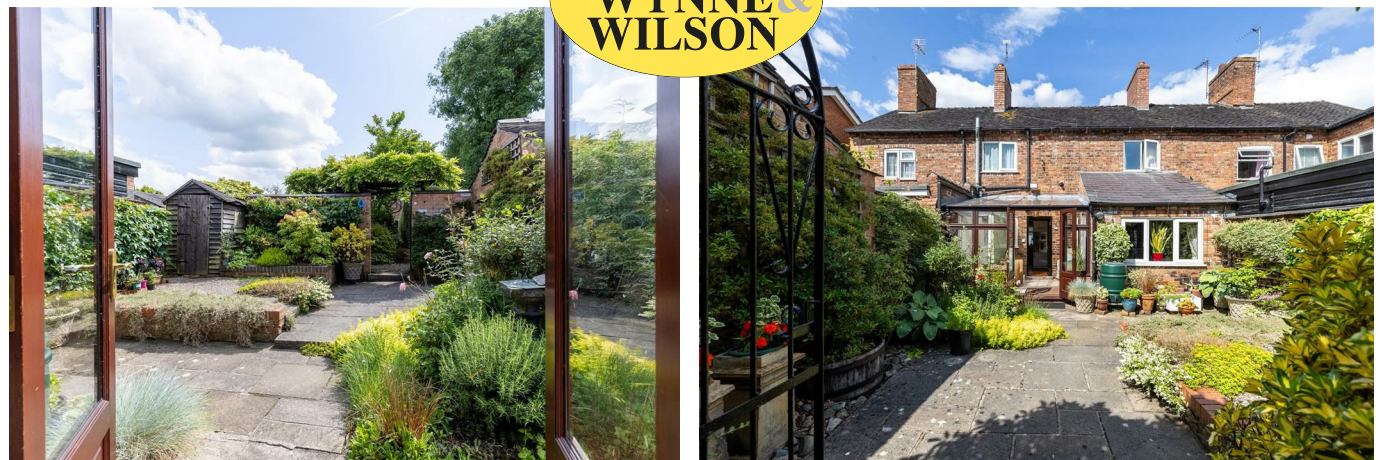
Dining Hall, Living room, Conservatory, Kitchen,  
Basement, Wet Room, Three Bedrooms, Bathroom.  
Garden.

## DESCRIPTION

The property being a double fronted, brick built with rendered elevations under a tiled roof, originally being a public house which closed in 1955, since then it has been used for residential use. Over the years having been sympathetically renovated, retaining its charm and character throughout, being rather deceptive in accommodation. The Victorian style rear garden is a big selling point, particularly generous in length, laid to lawn and South Westerly facing. There are also a range of outbuildings, a timber store and plenty of car parking space.

## LOCATION AND AMENITIES

The property occupies a most pleasant location within this favourable residential locality being a matter of a minutes walking distance from Nantwich town centre. The charming historical market town and South Cheshire countryside provide a wealth of period buildings, 12th century Church, cobbled streets, independent stores, cafes, bars and restaurants, outdoor swimming pool, lake side walks and nearby canal network. With the larger business centre of Crewe is 6 miles, with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) and the M6 motorway (junction 16) is approximately 10 miles providing immediate access North and South of the country. .



## DIRECTIONS

Pedestrian access is available from our Nantwich office via Pepper Street, proceed across the Square and turn left into Hospital Street, continue along here and the property is situated on the right hand side.

Bay car, from our Nantwich office, proceed along Beam Street towards High Street, at the traffic lights turn left into Waterlode, continue along here and at the roundabout proceed straight on past Morrisons and Aldi, at the next roundabout turn right and the property is located on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### DINING HALL

12'9" x 12'1"

Radiator, double glazed window, fireplace, wall timbers, wall light, access to living room:-

### LIVING ROOM

20'1" x 8'6"

Two double glazed windows, patio doors leading to the rear of the property, pine door, radiator, TV point.

### CONSERVATORY

11'5" x 10'9"

Ceramic tile floor, under floor heating, wall light point.

### KITCHEN

22'3" x 8'2"

Range of base units, work surfaces, six matching wall cupboards, plumbing for washing machine, five burner hob unit, Bosch oven, cooker hood, 1 1/2 bowl sink, central heating boiler for domestic hot water, radiator radiator, quarry tile floor.

### BASEMENT

7'9" x 6'8"

Reduced head height basement with wall lights and socket.



**BAKER  
WYNNE &  
WILSON**

## WET ROOM

5'7" x 1'2"

Shower, low flush W/C, sink basin, heated shower rail, frosted window to kitchen, radiator.

## STAIRS TO FIRST FLOOR ACCOMMODATION

## BEDROOM ONE

13' x 12'1"

Range of ladies and gents wardrobes, radiator, pine door, window to the front and access to the loft

## BEDROOM TWO

10 x 8'9"

Exposed tongue and groove flooring, radiator, fitted wardrobe, double glazed window to the rear.

## BEDROOM THREE

8'1" x 5'7"

Exposed tongue and groove flooring, radiator, double glazed window to the front.

## BATHROOM

Comprising corner panel bath, shower over, fully tiled walls, vanity unit, low level WC, heated towel rail, radiator, frosted window to the rear.

## OUTSIDE

Small enclosed yard area with brick shed, paved garden and raised beds. Leading to Victorian style garden with lawned and paved area, Pergola, outside stores, timber shed with power and light, water tap point, carparking space. Access gained behind Priestly court.

## SERVICES

All mains services are connected.

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 D

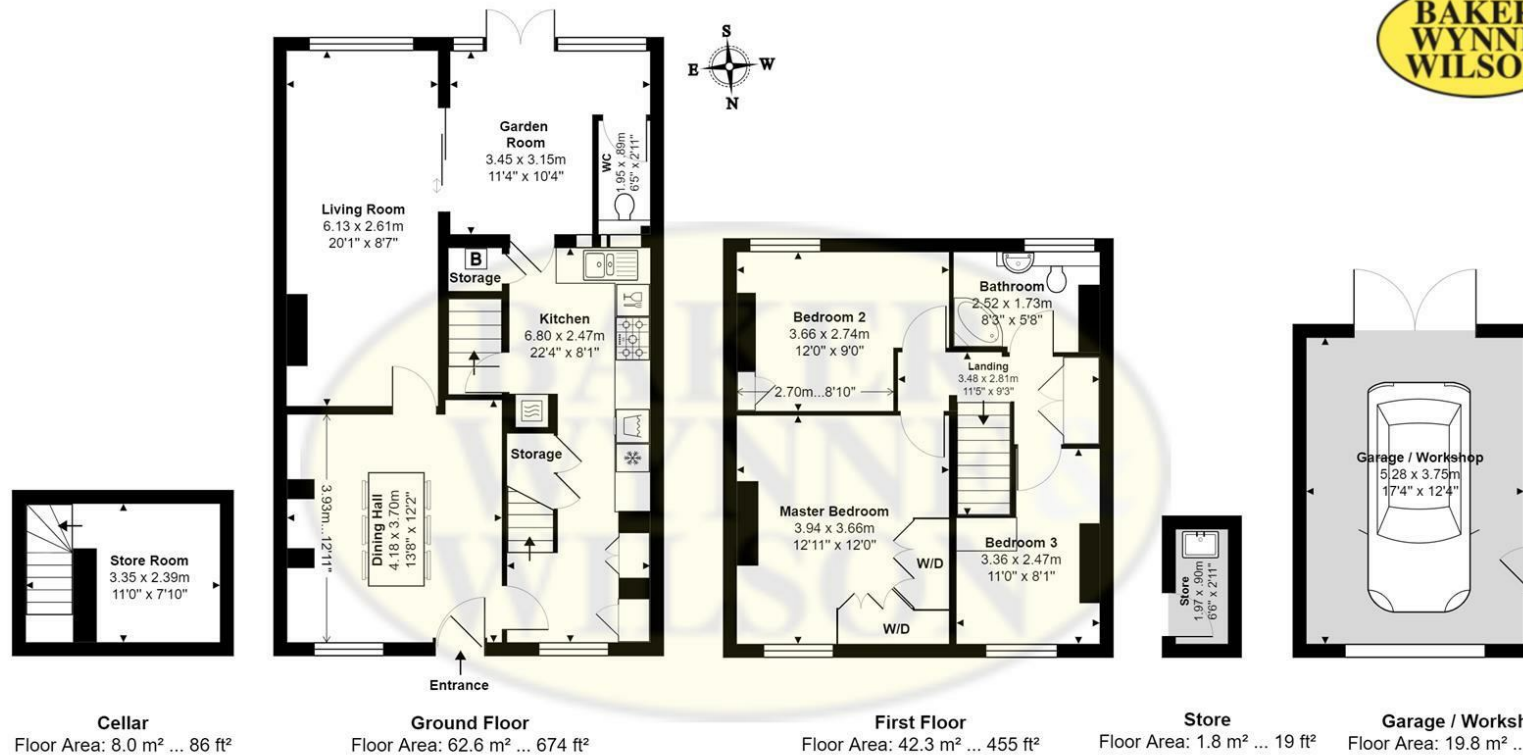
## VIEWINGS

By appointment with Baker Wynne & Wilson  
01270 625214





**BAKER  
WYNNE &  
WILSON**



**108 HOSPITAL STREET, NANTWICH, CHESHIRE, CW5 5RY**

Approximate Gross Internal Area: 134.5 m<sup>2</sup> ... 1448 ft<sup>2</sup> Includes Store / 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)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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