



2 Millstone Lane, Nantwich, Cheshire, CW5 5PD

£215,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE END OF TERRACE TOWNHOUSE IN A PLEASANT POSITION ADJACENT TO WYCHE PARK AND WITHIN WALKING DISTANCE OF NANTWICH TOWN CENTRE.

REAR VEHICLE ACCESS TO A BRICK BUILT GARAGE AND EASY ACCESS TO ADDITIONAL ON ROAD PARKING.

DOUBLE GLAZED & GAS FIRED CENTRAL HEATING

SUMMARY

Living Room, Dining Room, Kitchen, Utility.

First Floor: Two Double Bedrooms, Single Bedroom, Bathroom. Patio area towards the front of the property.

DESCRIPTION

The property is constructed of traditional brick under a tiled roof with the advantage of being an end terraced house and a furthermore important factor of having vehicle access towards the rear to a brick built garage which is seldom available in these types of properties today. The property was originally a post office/corner shop until 2008 when it was sympathetically restored keeping its charm and character to become a residential property and still maintains the original safes within the rear utility area. Internally the property surprisingly spacious with two reception rooms, separate kitchen and the first floor boasts two double bedrooms, single bedroom and a bathroom and separate W/C. Altogether this is an ideal opportunity for a first time buyer or an investor to acquire this appealing property.



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DIRECTIONS

From our Nantwich office proceed along Beam Street, passing the library and bus station, at the traffic lights turn right into Millstone Lane and proceed along here and the property is situated on the left hand side.

LOCATION & AMENITIES

The house is situated in an enviable location, half a mile from Nantwich town centre and within a few minutes walking distance. The town contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. The larger business centre of Crewe is 5 miles with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 4 miles.

ACCOMMODATION

With approximate measurements comprises:

LIVING ROOM

14'10" x 11'8"

Laminated floor, granite style fireplace with inset for gas coal effect fire (with Magiglo duo power gas fire), TV, telephone points and internet access, double glazed window, shutters, radiator.

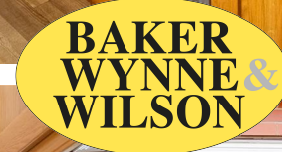
INNER HALL

Store cupboard.

DINING ROOM

11'9" x 11'0"

Picture rail, laminated flooring, double glazed window to rear, radiator



KITCHEN

12'4" x 7'4"

An attractive range of oak styled units, base units, work surface, matching wall cupboards, four burner hob unit, electric oven, recently installed Hisense washing machine (included in the sale), Baxi Ecoblue advanced heat boiler, laminated floor, part tiled walls, double glazed window, personal door to rear, opening to utility room.

UTILITY ROOM

9'0" x 7'7"

Integrated fridge/freezer, laminated floor, further oak base units and wall cupboards, part tiled walls, original safes.

STAIRS LEAD TO FIRST FLOOR ACCOMODATION

BEDROOM (front)

11'10" x 11'9"

Double glazed window, shutters, radiator.

BEDROOM

11'1" x 8'11"

Double glazed window, two built in store cupboards, radiator.

BEDROOM

10'0" x 7'1"

Double glazed window, radiator.

SEPARATE W/C

Comprising corner wash basin, half tiled walls, double glazed window, Xpelair, tiled floor, low level W/C

BATHROOM

Comprising panel bath with Mira unit over bath, pedestal wash basin, store cupboard, double glazed window, tiled floor, Xpelair, tiled floor.

OUTSIDE

The whole is approached over a block paved pathway and patio area with wrought iron railings. Towards the rear there is a cobbled set pathway leading to a brick built GARAGE 15'7" x 9'7" with roller garage door, power and light, further car parking space to the rear. Low maintenance terrace.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

COUNCIL TAX

Band B.

VIEWINGS

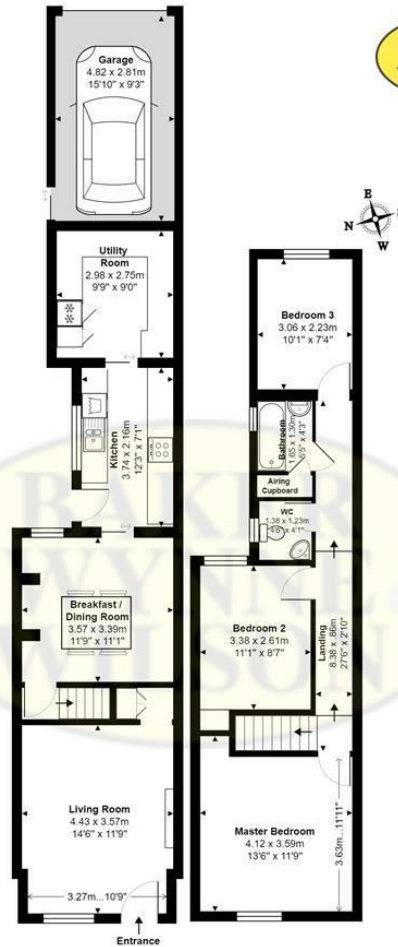
By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

www.bakerwynneandwilson.com





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2 MILLSTONE LANE, NANTWICH, CHESHIRE, CW5 5PD

Approximate Gross Internal Area: 108.1 m² ... 1163 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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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