



47 Cowfields, Nantwich, CW5 5QA

£169,500

**BAKER
WYNNE &
WILSON**

AN INTERESTING DOULBE FRONTED TOWNHOUSE STYLE SET IN A BACKWATER LOCALITY WITH IMMEDIATE ACCESS TO THE TOWN CENTRE. STREET PARKING. DOUBLE GLAZED.

NO CHAIN.

SUMMARY

Sitting Room, Kitchen, Living Room, Rear Entrance Hall, Store Room, Utility Room. First Floor: Three Bedrooms and Bathroom. Wall Garden towards the Rear.

DIRECTIONS

Proceed from Nantwich along Beam Street past the library to the traffic lights, turn left into Barony Road, first left into Arnold Street, proceed down here to the cross roads and turn left into Cowfields and the property will be seen on the right.

Note: Pedestrian access will be available from Cowfields and then onto Beam Street opposite the library.

LOCATION & AMENITIES

This historic market town offers a fine selection of renowned local retailers and brand names stores such as M&S Food store, Aldi, Morrison's, WHSmiths. Day to day facilities are available at the Premier Inn shop on the corner of Arnold Street and Cowfields. Primary education is located at Manor Road, Nantwich Academy which is a feeder school to Malbank High School/Sixth Form College.



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DESCRIPTION

The property is traditional brick construction under a slate roof. The property has an interesting history formally being a shop some years ago and the present family having created a three bedroom, double fronted residential property. Over the years certain modernisation has been undertaken such as the installation of uPVC double glazing but the whole would now benefit from some modern day improvements particularly in the kitchen and bathroom areas. The property does offer tremendous potential for any prospective purchaser wishing to create their own family home.

ACCOMMODATION

With approximate measurements comprises:

LIVING ROOM

12'1" x 11'4"

Gas fire with feature fireplace and hearth, double glazed window, front door. Leads to the kitchen.

KITCHEN

11'9" x 8'6"

Stainless steel sink unit, cupboards and drawers, gas cooker, half tiled walls, pine clad ceiling, access to the main living room.

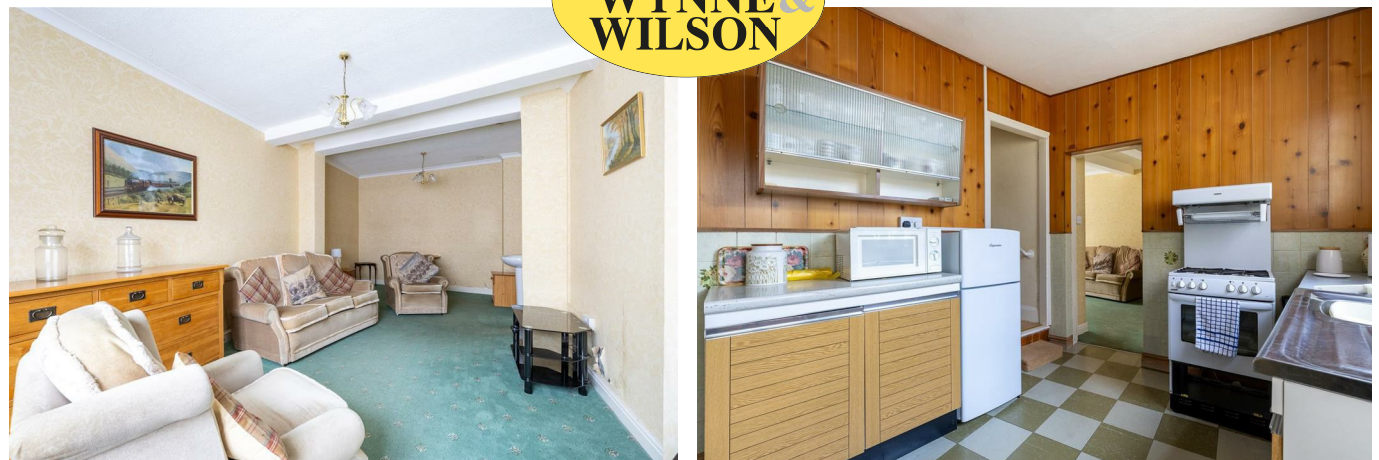
SITTING ROOM

24'2" x 11'4"

With fitted gas fire, double glazed window to front.

REAR ENTRANCE HALL

11'2" x 7'2"



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SEPARTE W/C

Quarry tiled floor.

STORE ROOM

UTILITY ROOM

10'8" x 6'10"

Double glazed window, plumbing for washing machine.

STAIRS TO FIRST FLOOR LANDING

With linen cupboard.

BEDROOM

12'6" x 11'2"

Double glazed window.

BEDROOM

11'3" x 9'7"

Double glazed window.

BEDROOM

12'0" x 11'0"

Double glazed window.

BATHROOM

11'0" x 10'5"

Comprising of panel bath with Triton shower over, pedestal wash basin, low level W/C, half tiled walls, double glazed window.

OUTSIDE

To the rear there is a pathway that leads to a pleasant walled, Westerly facing rear lawned area with borders.

SERVICES

All mains services.

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 B.

TENURE

Freehold

VIEWINGS

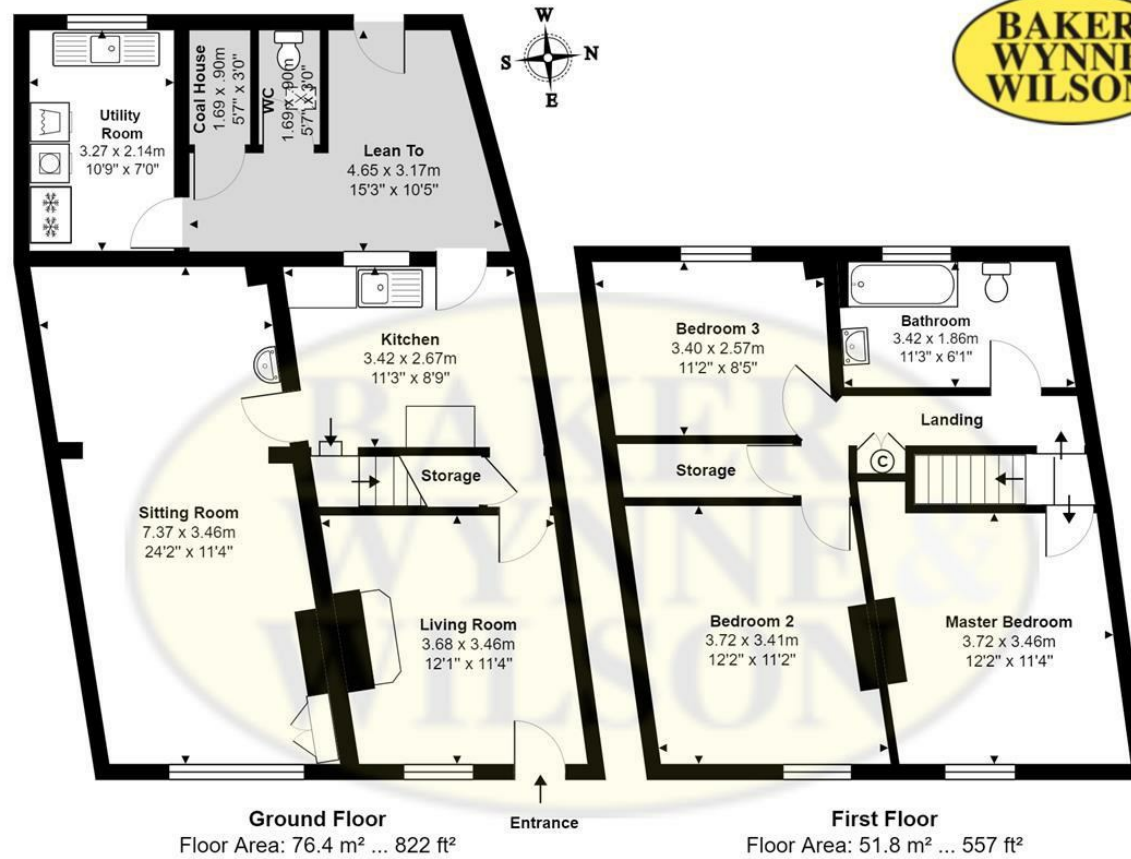
By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214





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47 COWFIELDS, NANTWICH, CHESHIRE, CW5 5QA

Approximate Gross Internal Area: 128.1 m² ... 1379 ft² Includes Outbuildings

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		51	
(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