



15 Mount Close, Nantwich, Cheshire, CW5 6JJ

Guide Price £265,000

**BAKER
WYNNE &
WILSON**

AN INTERESTING, SEMI-DETACHED DORMER STYLE BUNGALOW, BEING LARGER THAN ANTICIPATED SITUATED IN A PRIME, TRANQUIL, CUL-DE-SAC, WITHIN WALKING DISTANCE OF NANTWICH TOWN CENTRE

SUMMARY

Entrance Hall, Shower Room, Inner Hall, Living Room, Kitchen, Bathroom, Dining Room. First Floor; Cloakroom, Two Bedrooms. Outside: Brick-Built Garage. South Facing Rear Garden.

DIRECTIONS

From Nantwich proceed along Beam Street, past the bus station, at the traffic lights continue straight on into Park View, take the second turning on the right into Birchin Lane, second right into Mount Drive and Mount Close, again, is second on the right.

LOCATION & AMENITIES

Mount Close has always proved to be a most favourable residential locality within walking distance of the town centre, via a walk-way from Mount Close into Millstone Lane, then onto The Crescent and Beam Street.. This historic market town of Nantwich offers an excellent range of urban facilities with renowned local retailers along with major multiples. The larger business centre of Crewe is 4 miles and contains a further range of brand named stores and fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes).



DESCRIPTION

The property is built of traditional brick construction under a tiled roof having been in the same ownership for approximately 57 years during which time the vendor has vastly improved the accommodation with the creation of the two bedrooms and a cloakroom to the first floor accommodation. Traditionally these properties were built as a two bedroom true bungalow, one could still use one of them as a reception room as there is a bathroom and a shower room still within the ground floor accommodation. Towards the front there is ample parking for several vehicles and garden area with side access that leads to the brick built garage. There is a well established mature South facing rear garden with a garage and out stores. Altogether we would recommend inspection of the following:

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Radiator, range of built in cupboards, six in total with hanging fitting and shelves.

SHOWER ROOM

With shower cubicle, power shower unit heated towel rail.

INNER HALL

With built in store cupboard housing central heating boiler and domestic hot water, cupboards under.



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LIVING ROOM

15'11" x 11'2"

With stone featured fireplace housing gas effect fire, large double glazed window to front, TV point.

KITCHEN

9'5" x 8'10"

Stainless steel sink unit, cupboards and drawers, various base units, work surfaces, part tiled walls, six wall cupboards, double glazed window and door, plumbing for washing machine and dishwasher.

BATHROOM

With panel bath, pedestal wash basin, low level W/C, radiator, double glazed window, tiled walls.

DINING ROOM

11'11" x 11'9"

Radiator, double glazed patio door leading to the rear.

HARD WOOD STAIRCASE LEADING TO FIRST FLOOR ACCOMMODATION

CLOAKROOM (off the landing)

Hand basin and low level W/C, Xpelair, store cupboard.

BEDROOM NO. 1

13'11" x 8'5"

Three fitted wardrobes, radiator, double glazed window, eaves storage area.

BEDROOM NO. 1

13'1" x 9'1"

Three fitted wardrobes, eaves storage.

OUTSIDE

Towards the front there is ample parking, small garden area, side access leads towards the rear brick built GARAGE 20'0" in length, with automated roller blind door, power and light, BRICK BUILT STORE 12'7" x 6'7" with power and light.

Compact South facing rear garden being paved with borders, timber store.

SERVICES

All Mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, 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 C.

VIEWING

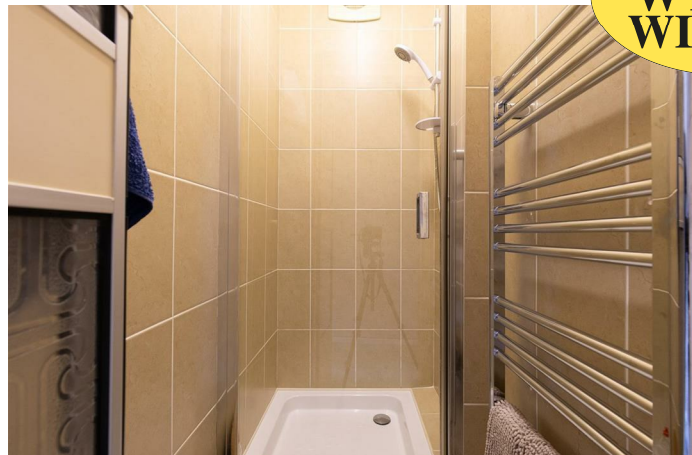
By appointment with BAKER, WYNNE & WILSON.

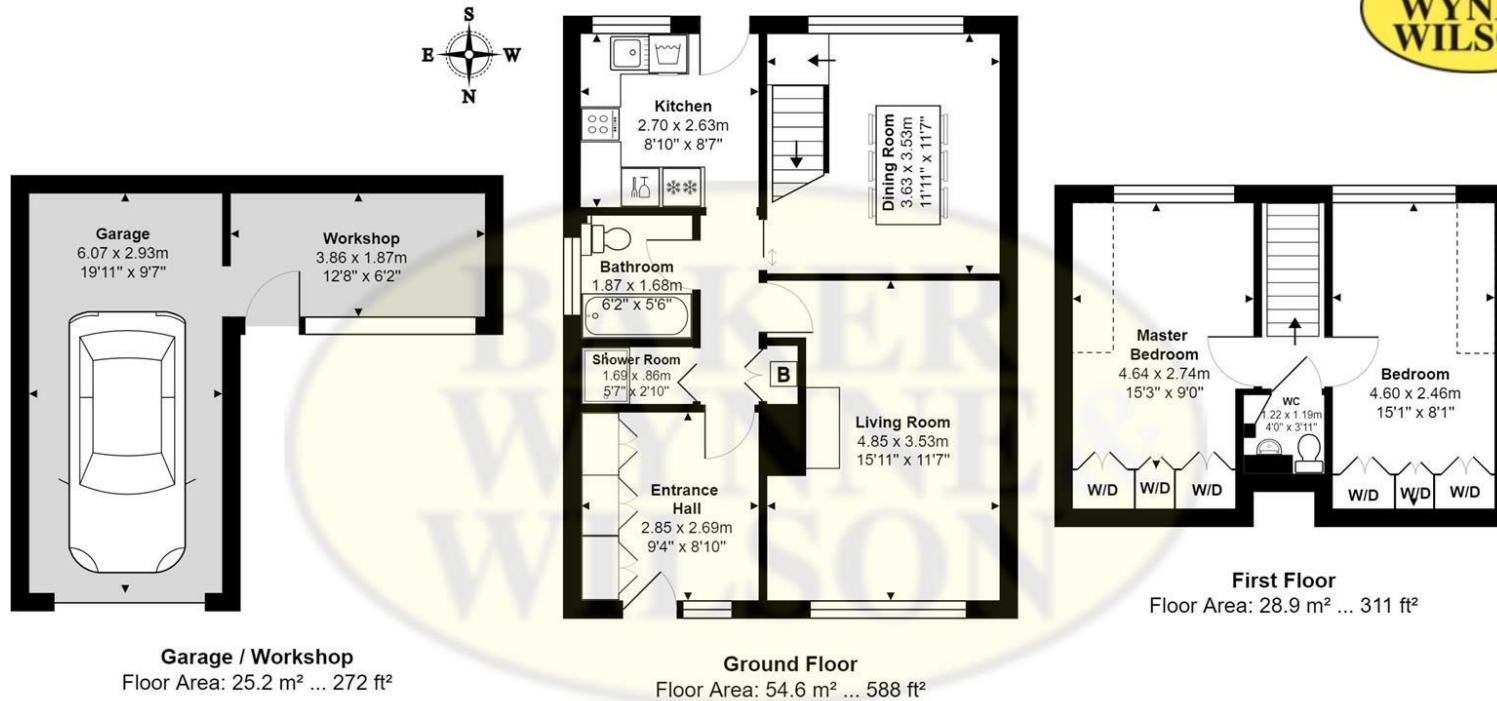
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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15 MOUNT CLOSE, NANTWICH, CHESHIRE, CW5 6JJ

Approximate Gross Internal Area: 108.7 m² ... 1170 ft² Includes 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.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (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