



178 Queens Drive, Nantwich, CW5 5LA

Guide Price £275,000

**BAKER
WYNNE &
WILSON**

THE PROPERTY COMPRISES A WELL PRESENTED TRADITIONAL SEMI DETACHED HOUSE LOCATED IN AN ESTABLISHED RESIDENTIAL AREA CONVENIENT TO NANTWICH TOWN CENTRE. THE PROPERTY HAS THE BENEFIT OF DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING AND CAR PARKING SPACE.

SUMMARY

Entrance Hall, Living Room, Open Plan Dining Area, Breakfast/Kitchen - L Shaped Utility/Shower Room, Three Bedrooms, Bathroom.

DIRECTIONS

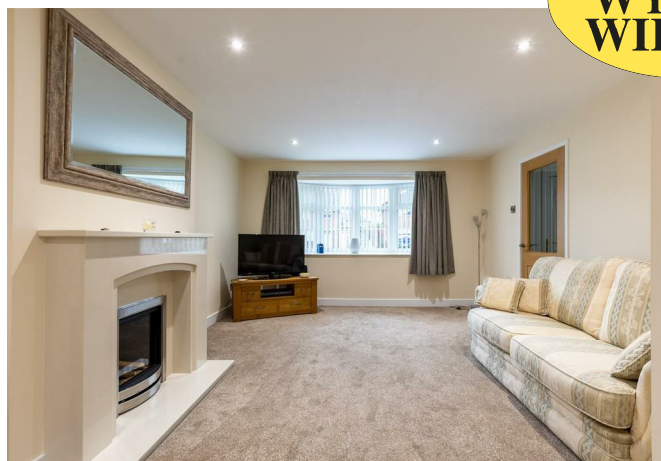
From our Nantwich office, proceed along Beam Street to the High Street, at the traffic lights, go straight across into Welsh Row, take the second turning on your left into Queens Drive and the property is situated towards the top end on the right hand side just before Malbank Waters Estate.

LOCATION & AMENITIES

The historic market town of Nantwich is within immediate walking distance via either Welsh Row or Riverside going across the green and over the river weaver which leads to Mill Street. The town itself offers a wide variety of shopping facilities including brand names such of Boots, WH Smiths, Morrisons, Aldi, M&S Food along with some renowned local retailers and boutique shops. Sainsburys is located on Middlewich Road.



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DESCRIPTION

The property is constructed of traditional brick under a tiled roof with the present vendor having undertaken an extensive programme of improvements during their occupancy which includes a single storey extension creating a new kitchen/utility and dining area as well as the tasteful decorations throughout. Your attention would also be drawn to the location with immediate access to open countryside. There is parking for two vehicles within the front driveway.

ACCOMMODATION

The home is complimented with gas fired central heating and uPVC double glazing:

ENTRANCE HALL

Radiator, double glazed front door, built in store cupboard, double glazed window.

LIVING ROOM

23'4" x 12'2"

Gas log effect fire, double glazed bay window to front, downlighters, TV point, oak/glass door leading to dining/kitchen.

DINING/KITCHEN

18'1" x 8'5"

UTILITY ROOM

STAIRS TO FIRST FLOOR

ACCOMMODATION

Access to boarded loft with fold out wooden ladder.



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BEDROOM NO. 1

12'7" x 8'0"

Full range of built in wardrobes, cupboards and drawers, double glazed window, downlighters.

BEDROOM NO. 2

10'6" x 10'4"

Radiator, double glazed window to rear.

BEDROOM NO. 3

8'11" x 8'3"

Double glazed window, radiator, built in store cupboard.

BATHROOM

8'3" x 8'2"

Comprising of panel bath with Triton shower unit over, shower screen, vanity wash basin, fully tiled, aqua board, heated towel rail, double glazed window.

SEPARATE W/C

OUTSIDE

To the front of the property there is a gravel parking area for two vehicles, pedestrian gate leads to the side of the property to a rear Westerly facing garden with patio area, raised lawn, borders and large timber shed.

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 B.

VIEWINGS

By appointment with Baker Wynne and Wilson

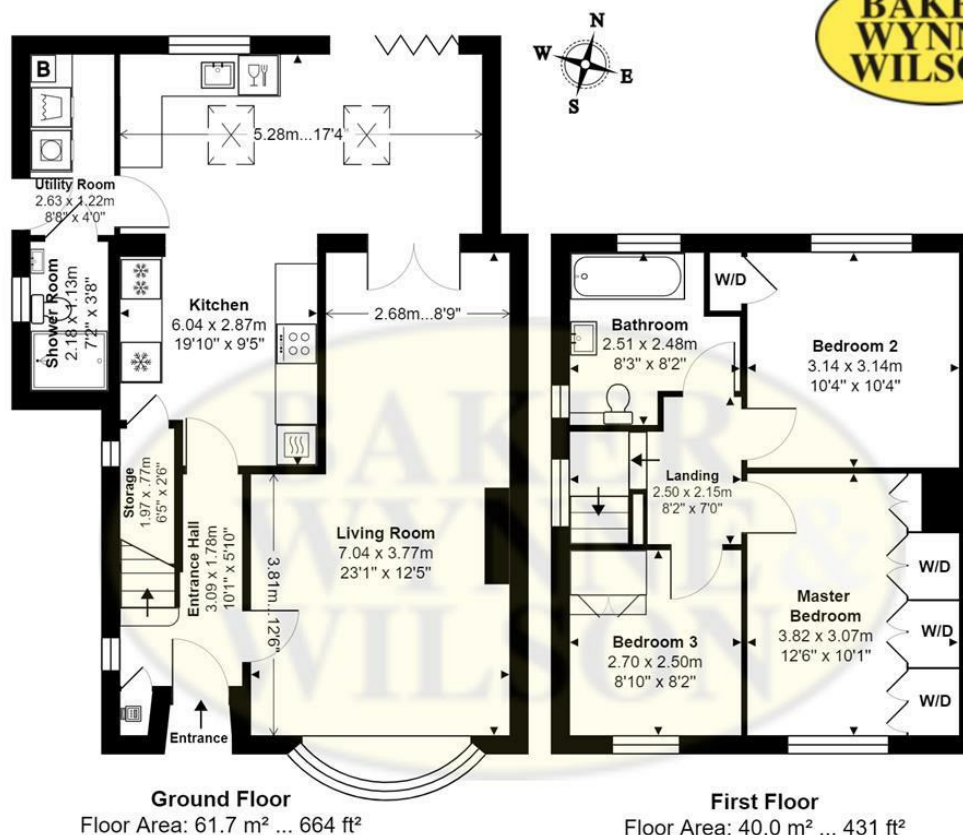
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178 QUEENS DRIVE, NANTWICH, CHESHIRE, CW5 5LA,

Approximate Gross Internal Area: 101.7 m² ... 1094 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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