



25 Lea Drive, Nantwich, Cheshire, CW5 5JS
£259,500

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE, TRADITIONAL STYLE SEMI
DETACHED PROPERTY IN A SOUGHT AFTER,
MATURE RESIDENTIAL LOCALITY.
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING

SUMMARY

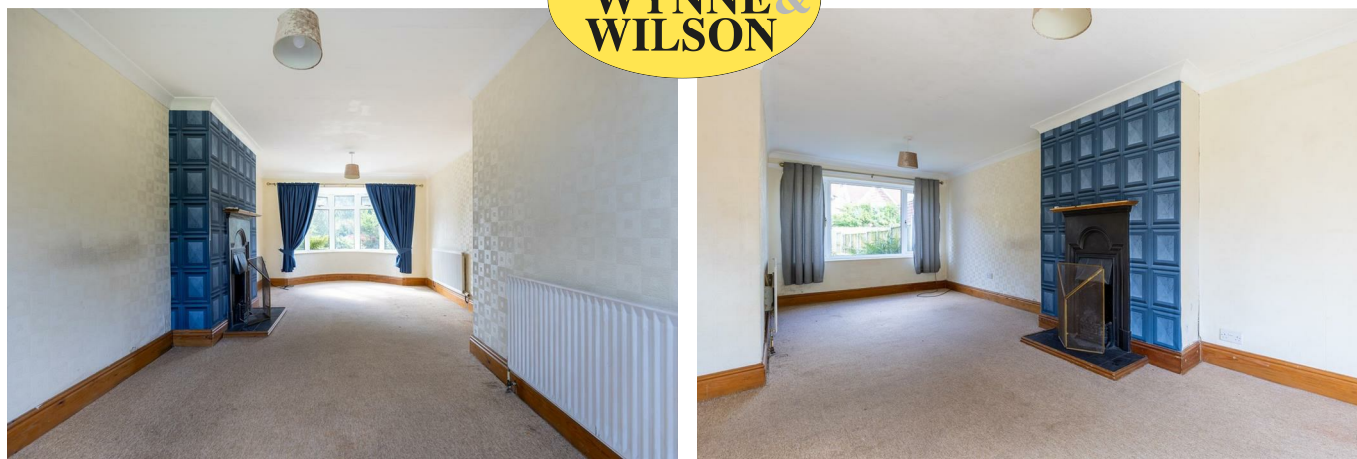
Entrance Hall, Lounge/Diner, Kitchen, Three
Bedrooms, Bathroom, Separate WC, Parking,
Car Port, Brick Built Garage

DIRECTIONS

From our Nantwich office, proceed along
Beam Street towards High Street at the traffic
lights continue straight on to Welsh Row, take
the second turning on on the left into Queens
Drive, third right into Millfields, continue to the
crossroads, turn left into Marsh Lane, next left
into Lea Drive and the property is situated on
the left hand side.

LOCATION AND AMENITIES

The property lies approximately a mile from
the historic market town of Nantwich which is
renowned for its salt and tanning industry and
today contains an excellent range of facilities
and amenities including many major brand
named stores along with renowned local
retailers. This combined with a number of
interesting buildings being black and white
Grade I and II listed buildings provide a most
pleasant living environment.



APPROXIMATE DISTANCES

Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) 4 miles, M6 Motorway (Junction 16) 10 miles, Chester 20 miles, Stoke on Trent 20 miles.

DESCRIPTION

The property is of traditional brick construction under a tiled roof occupying a pleasant position enjoying morning and afternoon sun towards the rear. The property is in need of some improvements throughout, particularly in the kitchen and bathroom areas but does offer tremendous potential and scope for the right person to create a home of much merit. The property has the benefit of gas fired central heating, combi boiler and uPVC double glazing. More importantly there is a driveway leading to the car port and a brick built garage towards the rear elevation.

ACCOMMODATION

With approximate measurements comprises:

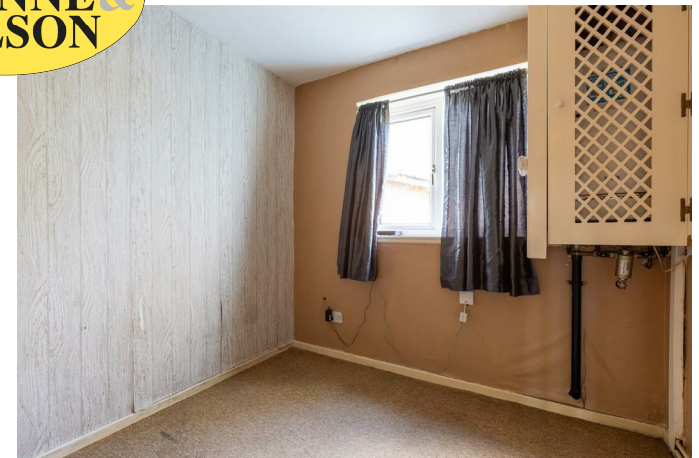
ENTRANCE HALL

Radiator, understairs store.

LIVING ROOM AND DINING AREA

24'5" x 10'11" to extremes

Working feature fireplace, two radiators, dual aspect towards the front and rear, ceiling cornices,



KITCHEN

A range of base units, one and half bowl sink unit, cupboards and drawers, matching wall cupboards, four burner gas hob, electric oven, double glazed window, personal door to rear.

STUDY

8'3" x 7'3"

Wall mounted Baxi combination boiler for central heating and domestic hot water within store cupboard.

STAIRS LEAD TO FIRST FLOOR LANDING

Built in store cupboard.

BEDROOM NO.1

14'1" x 10'3"

Double glazed window, radiator.

BEDROOM NO.2

11'11" x 9'5"

Double glazed window, radiator.

BEDROOM NO.3

8'11" x 7'11"

Double glazed window, radiator.

BATHROOM

Panel bath, pedestal wash basin, radiator, part tiled walls, double glazed window.

SEPERATE WC

Low flush WC, double glazed window

OUTSIDE

The driveway leads to a car port area with a brick built garage with up and over door. The length of the rear garden is some 75 foot which is lawned and has a pathway.

SERVICES

All mains services are connected to the property.

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 - with vacant possession upon completion

COUNCIL TAX

Band C.

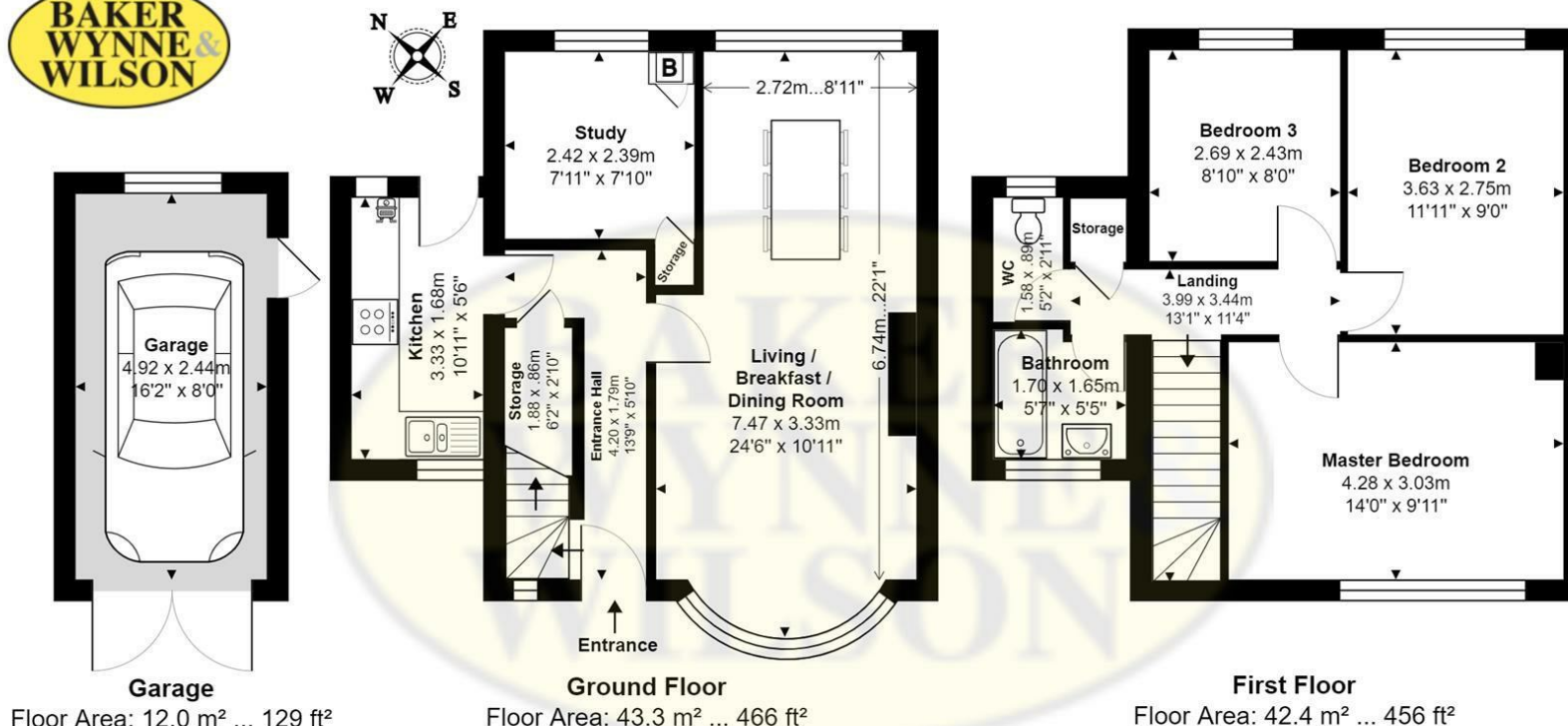
VIEWINGS

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





**BAKER
WYNNE &
WILSON**




25 LEA DRIVE, NANTWICH, CHESHIRE, CW5 5JS

Approximate Gross Internal Area: 97.7 m² ... 1052 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
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Interested? Let's Talk 01270 625214
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