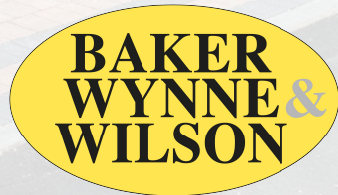




207A Crewe Road, Willaston, Nantwich, CW5 6NE  
Guide Price £298,500





A RECENTLY CONSTRUCTED DETACHED PROPERTY BUILT TO A HIGH SPECIFICATION WITH LUXURY FIXTURES AND FITTINGS. CONVENIENT TO SURROUNDING BUSINESS CENTRES. DOUBLE GLAZED, GAS FIRED CENTRAL HEATING AND SOLAR PANELS.

## DESCRIPTION

The property, constructed by Corey Properties Ltd using traditional brick and a tiled roof, was built to exact specifications under the supervision of local architect Terry Tew. It features high-quality fixtures and fittings throughout, including uPVC double glazing, a Baxi combination boiler, and solar panels installed on both the front and rear roofs. The kitchen boasts high-gloss fronted units equipped with Neff integrated appliances, while the main reception room, located at the front, includes an electric living flame fire. The first floor accommodates three deceptively spacious bedrooms and a well-appointed three-piece bathroom suite. Parking spaces are available at the front and side, and the rear garden offers a manageable size with a porcelain paved patio and lawned areas. The property holds an A.B.C Warranty.

## DIRECTIONS

From our Nantwich office proceed along Beam Street, past the bus station, at the traffic lights turn right into Millstone Lane, at the roundabout take the first exit onto Crewe Road, proceed along here, past Mount Drive and Birchin Lane and before The Peacock Public house the property situated on the left hand side.



**BAKER  
WYNNE &  
WILSON**



## LOCATION & AMENITIES

Crewe Road has consistently been a highly desirable residential area, featuring an array of executive-style family homes located roughly 1.5 miles from the historic market town of Nantwich, which boasts an excellent selection of shopping and social amenities. Nantwich, a picturesque market town situated alongside the River Weaver, is known for its rich history, diverse specialty shops, and four supermarkets.

There are many primary schools in the area with two secondary schools/6th Forms, Brine Leas High School/BL6 Sixth Form and Malbank High School/Sixth Form College. Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles. The M6 motorway (junction 16) is 8 miles.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

With composite front door with stain glassed windows, radiator, solid oak flooring.

### CLOAKROOM

With low level W/C and hand basin, wall mounted Baxi combination boiler, Xpelair.

### LIVING ROOM

12'6" x 12'2"

Central feature being a hole in the wall with electric living flame log fire, TV and telephone points, double glazed picture window to the front, radiator. Glass and panelled door leading to kitchen/breakfast room.





## KITCHEN/BREAKFAST ROOM

19'1" x 10'3"

A superb range of grey high gloss laminated front units with Neff induction hob, Neff microwave and oven. Integrated dishwasher, integrated tumble dryer and washer, Neff extractor hood, sink unit, Quartz tiled splashback, radiator, oak flooring, bi folding doors opening to rear.

## STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR LAND

Access to loft with ladder.

## BEDROOM

12'7" x 10'0"

TV point, radiator, double glazed window to rear.

## BEDROOM

12'2" x 9'4"

Radiator, double glazed window to front.

## BEDROOM

9'4" x 8'6"

Double glazed window, radiator.

## BATHROOM

White suite with matt black taps and shower heads, panel bath with mixer unit, shower over, shower screen, vanity wash basin with cupboards under, low level enclosed W/C, attractive retro tiled walls, double glazed window to front, downlighters, radiator.

## OUTSIDE

To the front there is a cobbled set leading to parking area with access either side by pathway with porcelain patio slabs, triangular shaped lawn, Westerly facing.

## 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.

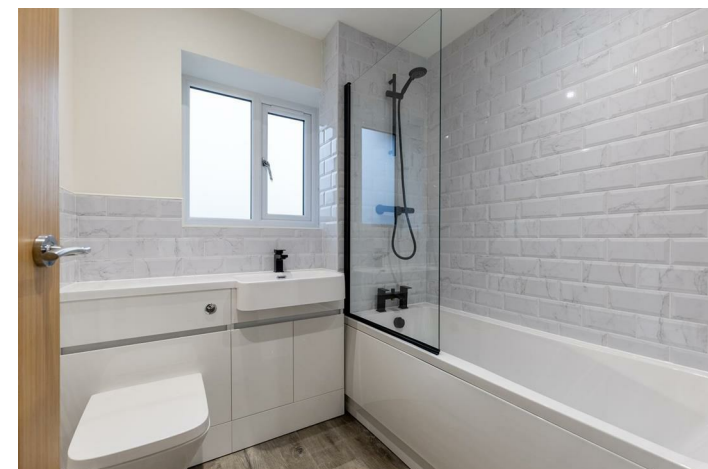
## TENURE

Freehold.

## VIEWING

By appointment with Baker Wynne and Wilson

Tel: 01270 625214

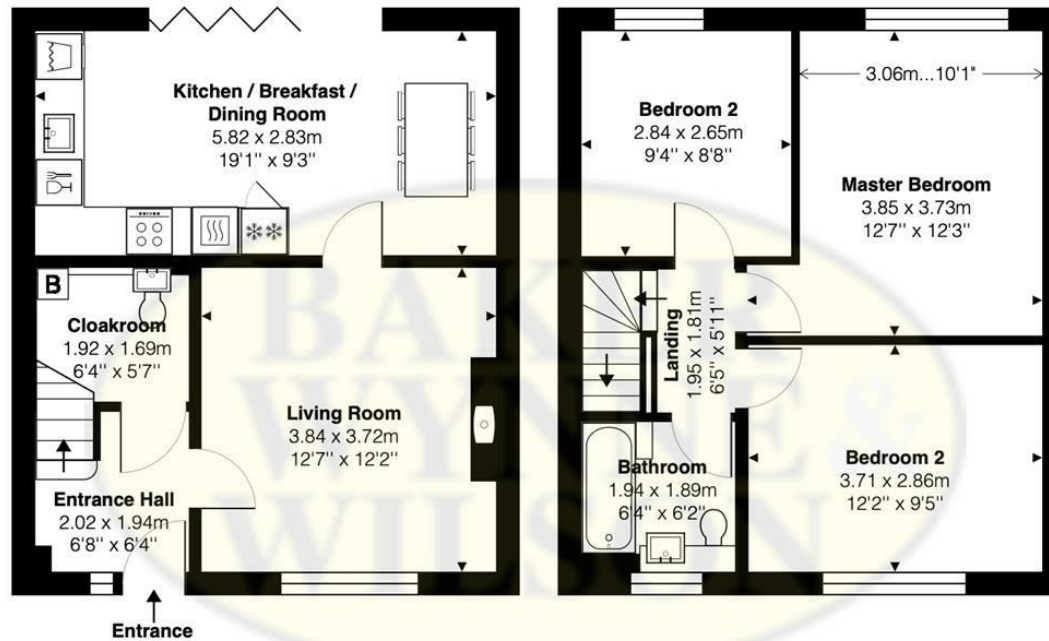






**BAKER  
WYNNE &  
WILSON**





**Ground Floor**  
Floor Area: 39.7 m<sup>2</sup> ... 428 ft<sup>2</sup>

**First Floor**  
Floor Area: 39.8 m<sup>2</sup> ... 428 ft<sup>2</sup>

**207A CREWE ROAD, NANTWICH, CHESHIRE, CW5 6NE**

Approximate Gross Internal Area: 79.5 m<sup>2</sup> ... 855 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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  
[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

Interested? Let's Talk 01270 625214  
or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

