



30 Taylor Drive, Nantwich, Cheshire, CW5 5GG
Guide Price £159,000



In association with



BEAUTIFULLY MAINTAINED TWO BEDROOM FIRST FLOOR APARTMENT WITH A LARGE OPEN PLAN KITCHEN/LIVING ROOM, COMMUNAL GARDEN AND ALLOCATED PARKING.

SUMMARY

ENTRANCE HALL, OPEN PLAN KITCHEN/LIVING ROOM, TWO DOUBLE BEDROOMS ONE WITH ENSUITE, BATHROOM, COMMUNAL GARDENS AND ALLOCATED PARKING.

DESCRIPTION

This well-maintained two-bedroom first-floor apartment features a spacious open-plan kitchen and living area, two double bedrooms (one with an ensuite), and a modern bathroom. It includes allocated parking, communal gardens, and is conveniently located near local amenities.

LOCATION AND AMENITIES

The property is located off Welsh Row towards the top enjoying views towards the Shropshire Union Canal. Within easy walking distance of Primary and Secondary schools. Nantwich being an historic market town with the River Weaver running adjacent contains an excellent range of shopping and social amenities proving a vibrant community with annual events and a wide range of social and sporting clubs.

The larger business centre of Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is approximately 6 miles and the M6 motorway (junction 16) only 5 miles away.

ACCOMMODATION

Comprises:

ENTRANCE HALL

Carpeted with a pendant light and access to a storage cupboard.

OPEN PLAN LIVING AND DINING AREA

27'6" x 20'0"

A spacious open-plan area featuring wooden flooring, three double-glazed windows to the front and one to the rear, four radiators, and a combination of spotlights and pendant lighting. Additional features include a TV point and intercom system.

KITCHEN

The replaced kitchen is fitted with white marble countertops, blue under-counter cupboards, and white above-counter cupboards. Integrated appliances include a fridge, Zanussi oven, four-ring Zanussi induction hob, and an extractor fan. A 1½ bowl sink with a drying rack sits beneath a half-tiled splashback. A breakfast bar provides additional seating, with plumbing for a washing machine and a slimline dishwasher. It has been made into open plan with the dining room and living room with wooden flooring.

HALLWAY

Carpeted with a radiator and a storage cupboard housing the Vaillant combi boiler.



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BEDROOM ONE

11'1" x 11'0"

A well-proportioned main bedroom with a Juliet balcony to the rear. Features include carpeted flooring, a radiator, spotlights, ceiling cornices, and a TV point.

ENSUITE

7'4" x 4'2"

Fitted with a shower cubicle and Mira electric shower, pedestal sink, and low-flush WC. A frosted window to the rear provides natural light, while the space is completed with fully tiled walls, laminate wood-effect flooring, a radiator, an extractor fan, and a ceiling light.

BEDROOM TWO

11'6" x 8'1"

Carpeted with a window to the front, spotlights, ceiling cornices, and a radiator.

BATHROOM

6'9" x 6'1"

A three piece suite comprising of a panelled bath, pedestal sink, and low-flush WC. A frosted window to the front allows natural light while ensuring privacy. The space is finished with fully tiled walls, laminate wood-effect flooring, a radiator, a pendant light, and an extractor fan.

COMMUNAL AREA AND GARDEN

A glass door with sidelights provides front access to the building, equipped with intercom buzzers. The entrance is framed by a paved area with lawned sections on either side.

To the rear, a glass door with sidelights leads to a communal lawned area, featuring a designated bin area, a smoking shelter, and freestanding outdoor lighting.

SERVICES

Mains water, electricity, gas and drainage 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

Leasehold

ANNUAL SERVICE CHARGE £2,912.14

ANNUAL GROUND RENT £250.00

COUNCIL TAX

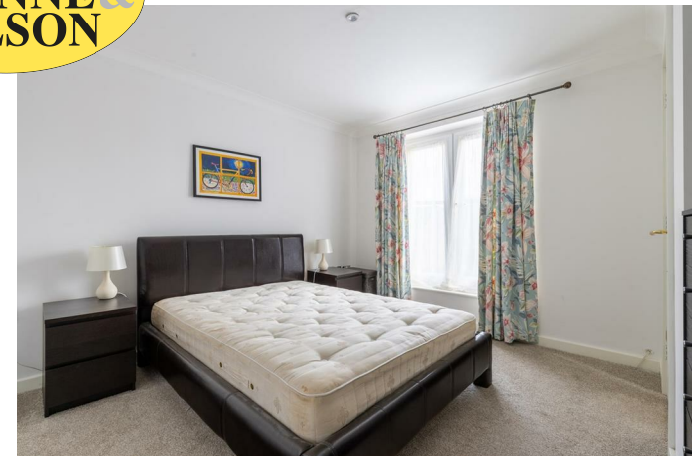
Band B

VIEWINGS

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



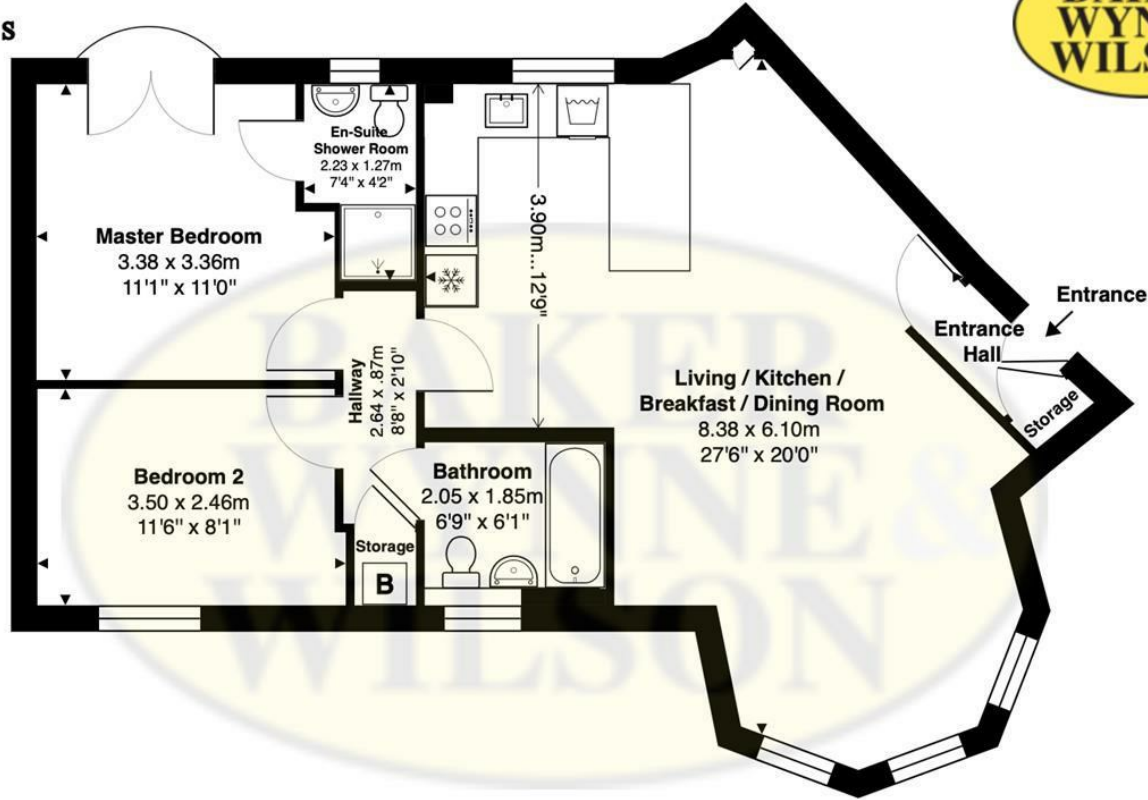
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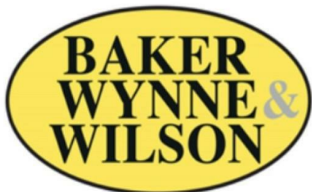
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Approximate Gross Internal Area: 67.8 m² ... 730 ft²

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		
(82 plus) A		82
(81-91) B		
(69-80) C	79	
(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



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