



5 Rookery Close, Nantwich, CW5 5SJ

Guide Price £359,950

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE WELL POSITIONED SEMI DETACHED PROPERTY IN A TRANQUIL LOCATION, MINUTES WALK FROM NANTWICH TOWN CENTRE. REQUIRING SOME IMPROVEMENTS BUT GENEROUS SIZED PLOT WITH AMPLE PARKING

SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, First Floor: Master Bedroom with Ensuite, Dressing Room, Two Further Bedrooms, Shower Room, Separate W.C, Brick Built Garage.

DIRECTIONS

Pedestrian: Proceed along Church Yard side, into Monks Lane, then into South Crofts, proceed down South Crofts and Rookery Close is located on the first major turning on the right hand side.

Vehicle Access: From Nantwich bus station proceed along Beam Street, turn right at Millstone traffic lights, proceed to the mini roundabout, come back on yourself and turn left into South Crofts and Rookery Close is located on the left hand side.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Rookery Close is perfectly situated just minutes away from the square in the centre of the historic market town of Nantwich. Nantwich is a quaint market town characterised by its intriguing winding streets, red brick properties and skyline dominated by the spires of the 14th Century St. Mary's Church, often recognised as one of the finest examples of medieval style in the United Kingdom. Nantwich is home to historic buildings and 94 acres of conservation area criss-cross the centre to create a range of lush green areas for residents to enjoy. The River Weaver lies immediately to the West of the house and is the base for activities including fishing competitions and meandering walkways along the banks to the North and South. The area is the perfect blend of a bustling town centre in the midst of Cheshire countryside.

Nantwich offers traditional local pubs and an array of tearooms between shopping in the quirky independent boutiques hidden down cobbled lanes and the well-known brands jostling for space in the High Street.

Nantwich is well connected by road and rail networks across the North West of England and beyond. The A51 and Nantwich Bypass provide swift access to the M6 North and South, while Chester and Stoke-on-Trent can be reached in about 30 minutes each by car.

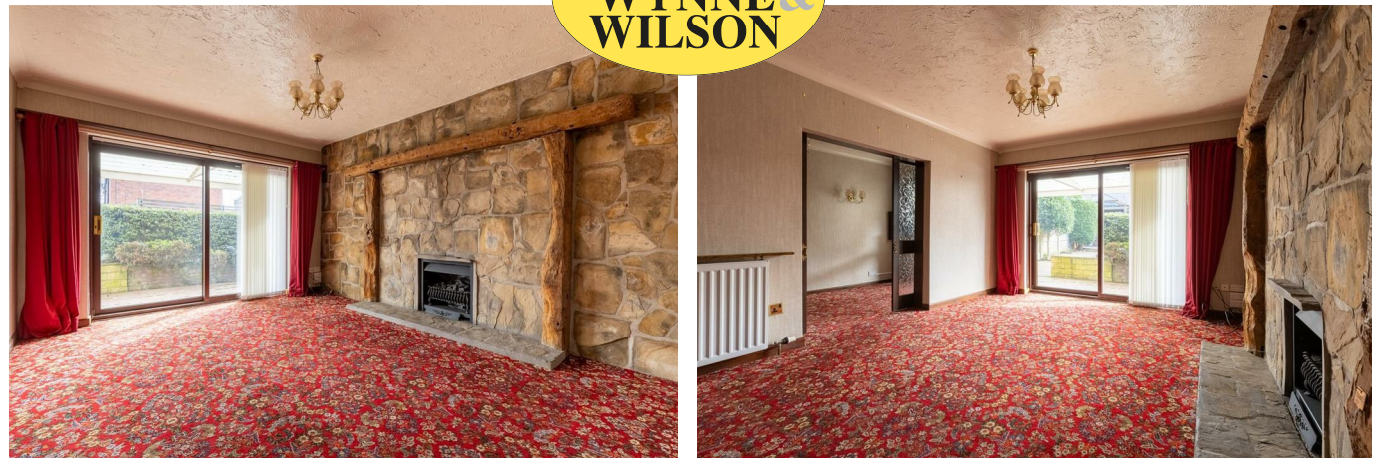
The train station is just a few minutes walk away, where trains connect with Crewe in just 10 minutes, with further regular services to Manchester Piccadilly and Cardiff Central. Crewe provides a a intercity rail link to London Euston in about 90 minutes.

DESCRIPTION

This semi detached townhouse style property is constructed of traditional brick under a tiled roof enjoying uPVC double glazing and soffits along with a gas fired central heating system. A more important factor is that Rookery Close is located off South Crofts being within immediate walking distance of Nantwich town centre/square. An internal inspection will reveal generally modernised accommodation where the kitchen has been improved and enjoys integrated appliances but would now benefit from some further decoration and improvements especially in the bathroom/ensuite areas. There is a blocked paved garden towards the rear and an extensive Indian stone area to the front and side which is walled and enjoys the afternoon and evening sun. The whole occupies tremendous potential to create a home of much merit.

ACCOMMODATION

With approximate measurements comprises:



ENTRANCE HALL

Radiator, dado rail, double glazed door.

LIVING ROOM

16'3" x 11'2"

Feature stone working fireplace, timber mantle/inset, ceiling cornices, TV point, double glazed sliding patio doors leading to the rear garden, internal sliding doors leading to the dining area.

DINING ROOM

16'1" x 7'5"

Ceiling cornices, radiator, double glazed window, two wall light points, double glazed French door leading the rear garden.

KITCHEN

14'4" x 11'11"

A range of cream laminated units with one and half bowl sink unit, cupboards and drawers, base units, 5 burner gas hob unit, stainless steel splashback, store/vegetable rack, Hotpoint/Grill and double oven, integrated dishwasher, two double glazed windows, radiator, wall mounted Worcester Bosch central heating combination boiler for central heating and domestic hot water. Doorway leads to side side hall.

SIDE REAR HALL

With double glazed window and front door. Off the main hall, you will find the utility area.

UTILITY ROOM

14'2" x 8'9"

Stainless steel sink unit, range of base units, wall cupboards, uPVC window and fascia, radiator.

CLOAKROOM

Comprising low level W/C and vanity hand wash basin.

STAIRS LEAD FROM ENTRANCE HALL TO LANDING

With double glazed window.

MASTER BEDROOM

16'2" x 11'5"

Radiator, double glazed window, two large eaves storage area, range of built in fitted wardrobes and cupboards and drawers, hanging fittings.

ENSUITE

With vanity wash basin, low level W/C, radiator, double glazed window, access to the dressing room area.

DRESSING ROOM AREA

10'8" x 7'4"

Radiator, double glazed window, built in shelving.

BEDROOM NO. 2

10'6" x 11'10"

Radiator, double glazed window, built in wardrobes.

BEDROOM NO. 3

10'1" x 9'4"

Double glazed window, radiator, built in wardrobe, TV point, wall cupboards.

SHOWER ROOM

With walk in shower with Mira shower unit over, vanity wash basin with cupboards under, radiator, tiled walls, built in store cupboard.

SEPARATE W/C

With Xpelair.

OUTSIDE

There is brick built garage with power and light and roller door and personal door and two double glazed windows. Additional parking to the side and there is also street parking.

GARDENS

Being of low maintenance with extensive Indian stone patio to the front and side, with pebbled borders and a wooden gates leading to the rear garden which enjoys the morning sun and steps leading to a block paved patio area and a brick built garden/store room. There is also a timber store.

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

COUNCIL TAX

Band D.

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.

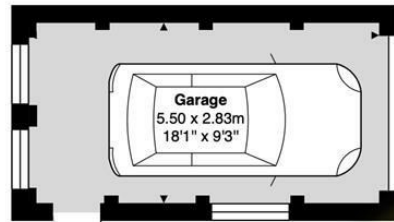
VIEWINGS

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

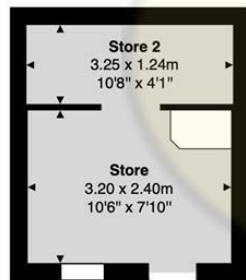




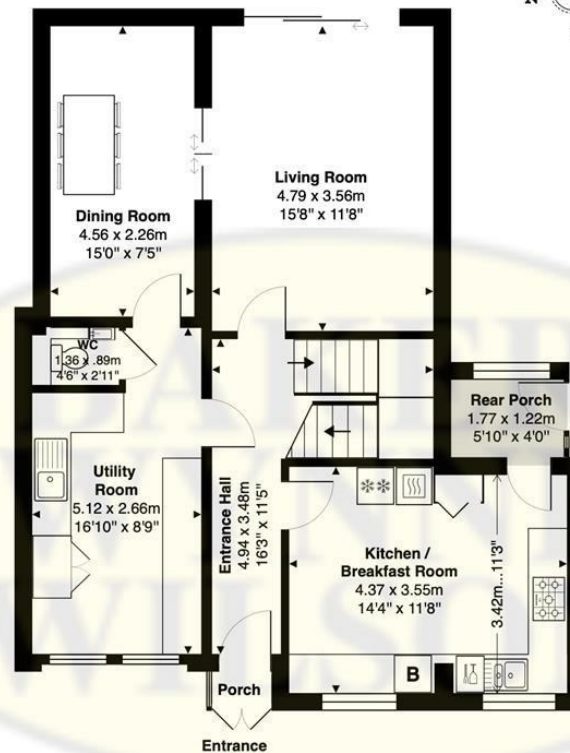
**BAKER
WYNNE &
WILSON**



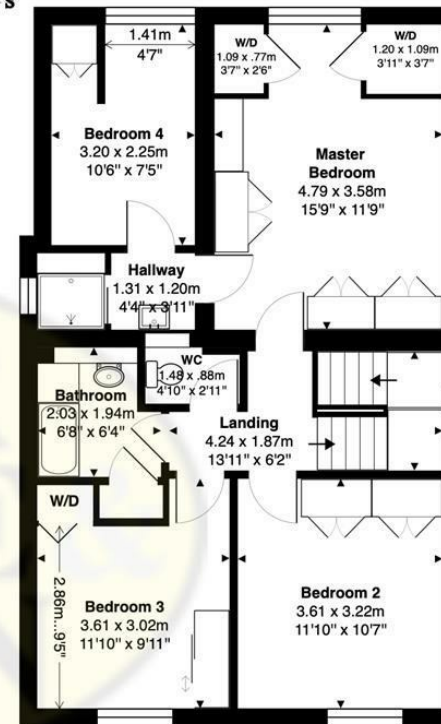
Garage
Floor Area: 15.6 m² ... 168 ft²



Store
Floor Area: 12.0 m² ... 129 ft²



Ground Floor
Floor Area: 73.5 m² ... 791 ft²



First Floor
Floor Area: 67.6 m² ... 728 ft²

5 ROOKERY CLOSE, NANTWICH, CHESHIRE, CW5 5SJ

Approximate Gross Internal Area: 168.7 m² ... 1816 ft² Includes outbuildings

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 2025. Copyright.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(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
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com