



Ridgemount Middlewich Road, Willaston, Nantwich, Cheshire, CW5 6PB
£250,000

**BAKER
WYNNE &
WILSON**

AN INTERESTING AND IMMACULATE TRADITIONAL SEMI DETACHED HOME IN A SEMI RURAL LOCALITY WITH OUTSTANDING VIEWS OVER ROLLING COUNTRYSIDE.
DOUBLE GLAZED.
GAS FIRED CENTRAL HEATING.

SUMMARY

Enclosed Entrance Porch, Entrance Hall, Cloak/Shower Room, Lounge, Dining Room/Kitchen, Utility Area, First Floor, Three bedrooms, Bathroom, Carparking for four vehicles' to front.

DESCRIPTION

The property being of traditional brick construction, under a clay tiled roof has over the years undergone an extensive range of improvements, such as damp proof course, re wire, re plumb, new kitchen and exceptional bathroom. Double glazing throughout and gas fired central heating.

Furthermore there is ample parking for up to four vehicles to the front of the property. A further inspection will reveal the main reception room, along with bedroom one enjoying outstanding views over rolling countryside and on to the Peckforton and Beeston Hills. We recommend a further inspection.

DIRECTIONS

Proceed from our Nantwich office along Beam Street to the traffic lights, turn left into Barony Road, at the next set of traffic lights turn right into Middlewich Road, continue past Sainsburys, straight on at the major roundabout, proceed for approximately 1 mile and the property is mid way on the right hand side.

LOCATION AND AMENITIES

The property is situated on Middlewich Road, being less than 10 minutes travelling distance of Nantwich which contains a wide variety of shopping facilities for renowned local retailers, boutiques and multiple stores such as Sainsburys, Morrisons, Aldi, Boots and WHSmith's. The large business centre of Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles, Junction 16 of the M6 motorway is 10 miles.

ENTRANCE PORCH

Composite door, two double glazed windows,

ENTRANCE HALL

Ceiling cornices, radiator.

CLOAK/SHOWER ROOM

White suite comprising corner shower cubicle with power shower, pedestal wash basin, low level WC, fully tiled walls, heated towel rail, double glazed window

LIVING ROOM

13'6" x 11'3"

Radiator, TV point, cornices, double glazed bay window, composite effect fire place and hearth housing electric, coal effect fire, French glass and wooden doors opening to :-

DINING AREA

17'9" x 13'11"

Ceramic tiled floor, picture rail, TV point, radiator, double French uPVC doors to garden, open plan to :-

KITCHEN

Range of units, sink unit, integrated dishwasher, fridge, electric hob unit and oven, decorative tiled walls, wall cupboard's Worcester wall mounted combination boiler, plumbing for washing machine, double glazed window to rear.





UTILITY AREA

8'9" x 3'10"

Quarry tiled floor, radiator, window, personal door to rear, built in base units, store cupboard.

STAIRS TO FIRST FLOOR LANDING

LANDING

Double glazed window, cornices.

BEDROOM

11'9" x 10'8"

Range of built in ladies and gents wardrobe's and dressing table area, double glazed window with open aspect to front, picture rail, cornices, pine door.

BEDROOM

12'3" x 11'5"

Central heating radiator, double glazed window, picture rail, range of built in wardrobes and drawers, access to loft via loft ladder (Fully Boarded Loft with two Velux lights and double glazed window), pine door.

BEDROOM

7'1" x 6'6"

Exposed tongue and groove flooring, double glazed window with blind, central heating radiator, pine door.

BATHROOM

8'9" x 5'11"

Four piece white suite comprising panelled bath, vanity wash basin with cupboards under, low level WC, double shower unit with Bristan unit, double glazed window, fully decorative tiled walls and Amtico composite flooring, heated towel rail.

OUTSIDE

To the front there is extensive tarmacked area with parking for four vehicles, side pathway leading to a compact manageable rear garden, astro turf, gravelled area, cobbleset, raised decking area,

SERVICES

All mains services are connected.

TENURE

FREEHOLD

COUNCIL TAX BAND C

VIEWINGS

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



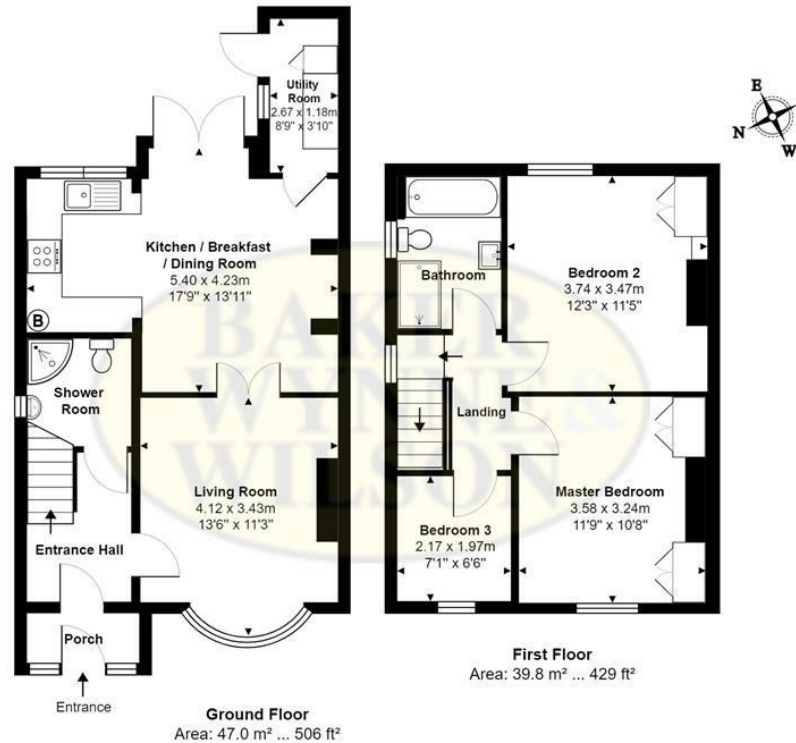
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RIDGEMOUNT, MIDDLEWICH ROAD, NANTWICH, CHESHIRE, CW5 6PB



Approximate Gross Internal Area: 86.8 m² ... 935 ft²

While 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 Green House EPC Ltd 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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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Interested? Let's Talk 01270 625214
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