



104 Birchin Lane, Nantwich, Cheshire, CW5 6ES

Guide Price £340,000

**BAKER
WYNNE &
WILSON**

A FINE EXAMPLE OF AN EXTENDED THREE BEDROOM LINK DETACHED PROPERTY, WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT, IN A PRIME RESIDENTIAL LOCALITY. DOUBLE GLAZED WINDOWS, GAS FIRED CENTRAL HEATING

SUMMARY

Entrance Hall, Cloakroom, Lounge opening to Dining Area, Open Plan Fitted Kitchen with integrated appliances, Three Bedrooms, Bathroom, Garage, Gardens.

DESCRIPTION

The property is of traditional brick construction under a tiled roof, built a number of years ago, by renowned local builders, Messrs. Sproston. During more recent years the whole has undergone various improvements and in particular the undertaking a single storey extension towards the rear creating additional dining/kitchen areas with an array of built in appliances, yet still retains a pleasant rear garden. The remainder of the accommodation has been maintained to a particularly high standard and certainly warrants a further inspection.

LOCATION & AMENITIES

The location is a particularly important factor with immediate access to a number of facilities, especially primary and secondary education. Primary education is available at Highfields School, less than five minutes walk, which is a feeder school to Malbank High School in Welsh Row. There is a bus stop within Birchin Lane. The historic market town of Nantwich is some 10 minutes walking distance and contains an excellent range of urban facilities which combine with a number of interesting builders creating a pleasant living environment. Sainsbury store is available in Middlewich Road, being only a short walk. Crewe, with fast intercity railway (London Euston 90 minutes, Manchester 40 minutes) is 4 miles, Chester 20 miles, Stoke on Trent 20 miles and the M6 motorway (junction 16) 10 miles.



DIRECTIONS

Proceed from our Nantwich office along Beam Street, past the fire station and at the traffic lights proceed straight on into Park View, take the second turning on the right into Birchin Lane and the property is situated on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Radiator, double glazed door.

CLOACKROOM

Hand basin, low level W/C.

LIVING ROOM

13'0" x 12'9"

Adam style fireplace with marble inset and gas pebble effect gas fire, built in shelving to the side of the chimney breast, radiator, TV point, double glazed window to front, open plan into the dining area

DINING ROOM

18'0" x 10'0"

Velux skylight, marble tiled floor, radiator, bi-folding French doors leading to rear garden. Archway leading to the kitchen.

KITCHEN

14'3" x 9'0"

An excellent range of laminate fronted units comprising 1½ bowl sink units, cupboards and drawers, base units with worksurfaces, matching wall cupboards, storage area, Flavel Range cooker, integrated fridge, dishwasher, plumbing for washing machine, wall mounted Glow Worm boiler for central heating and domestic hot water, Velux skylight, radiator, double glazed window, marble tiled floor.

STAIRS FROM ENTRANCE HALL TO LANDING

Double glazed window, built in linen cupboard.



BEDROOM (rear)

11'11" x 10'0"

Radiator, double glazed window.

BEDROOM (front)

10'11" x 9'9"

Radiator, double glazed window.

BEDROOM

8'5" x 7'9"

Radiator, double glazed window.

BATHROOM

Newly renovated bathroom made up of a three piece suite comprising of a panelled bath, low flush W/C and vanity unit with marble top. the room is finished with frosted double glazed windows, laminated flooring, spot lights and a heated towel rail.

OUTSIDE

Attractive block paved driveway to front allowing for ample parking for two vehicles leading to GARAGE/CAR PORT 18'9" x 8'11" (5.72m x 2.72m) with up-and-over door, power and light, personal door to rear.

Water tap point. Cobbled set patio area to the front, with raised decked area, borders, lawned area, being fully enclosed.

SERVICES

All Mains services are connected to the property. 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.

TENURE

Freehold.

COUNCIL TAX

Band D.

VIEWINGS

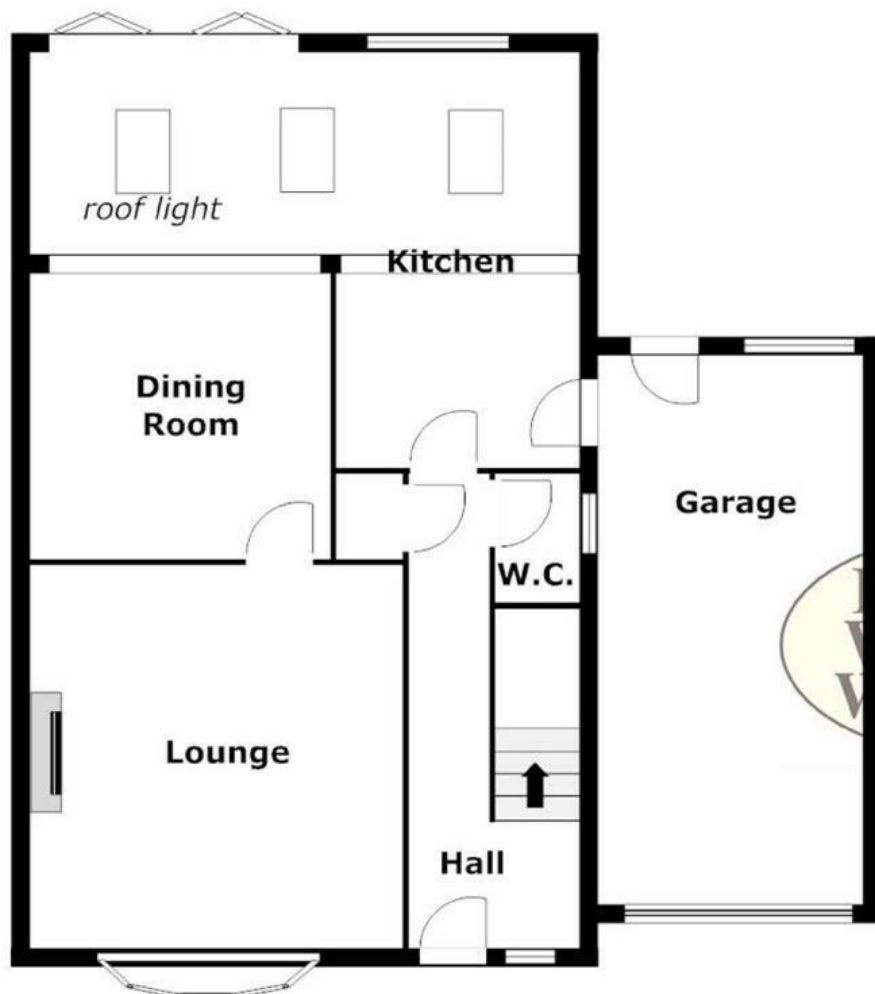
By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
B602



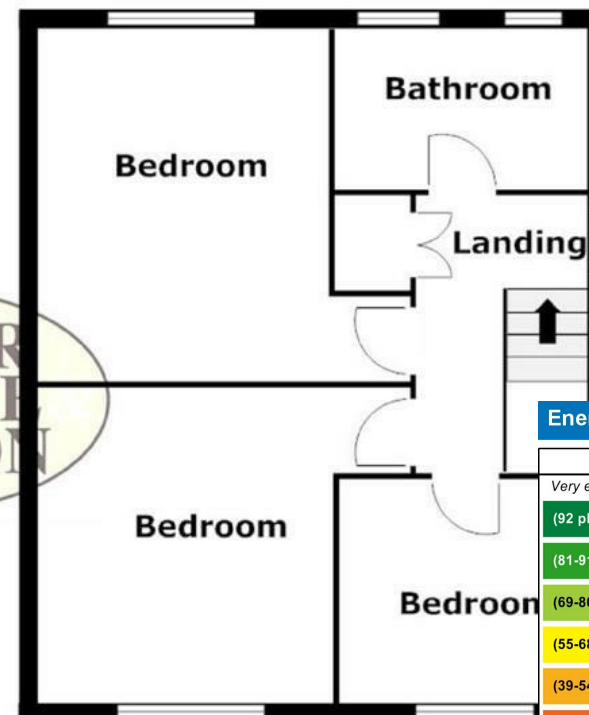


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been tested and no guarantee as to their operability or efficiency can be given. DO NOT SCALE.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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