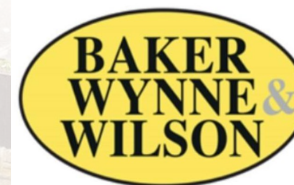




2 Wardle Avenue, Wardle, Nantwich, CW5 6BQ
£145,000

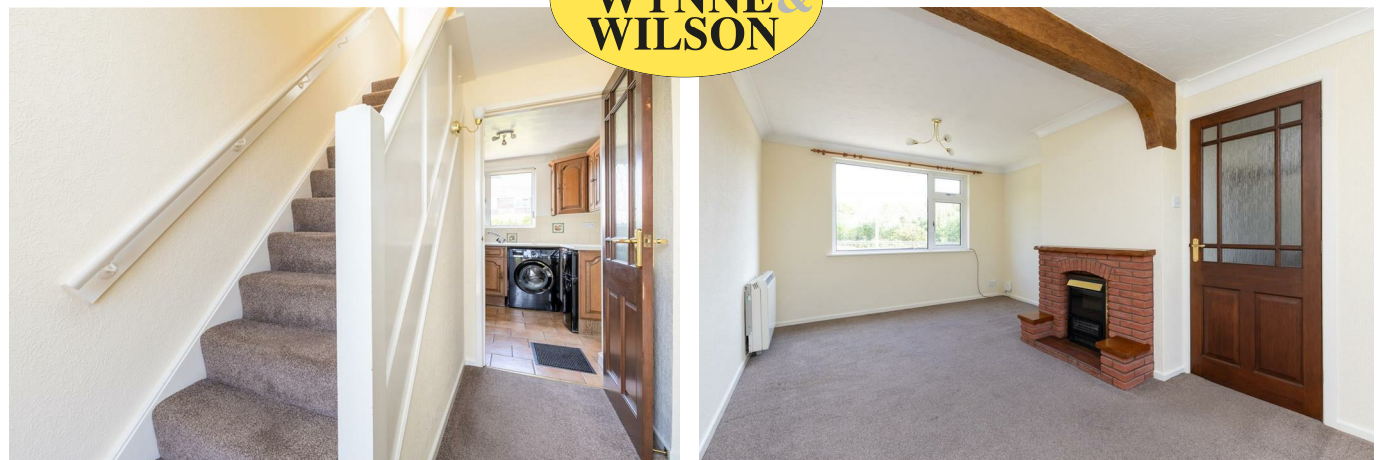


In association with



For sale by informal tender
Guide price £145,000 - £165,000 +

An appealing two bedroom semi-detached traditional house on an expansive corner plot gardens in sought-after and particularly accessible village location. Discover a blend of rural accessibility and modern convenience in this desirable home, boasting proximity to a scenic canal, a local pub, Barbridge marina and reputable schools. This property is a blank canvas for families, investors, or visionaries seeking space, potential, and a village community. Whether you're chasing investment returns, crafting a family home, or craving a retreat with space to expand, this property delivers. Schedule a viewing today—before this opportunity slips away !



www.bakerwynneandwilson.com

LOCATION

Wardle is a village and a rural settlement which lies on the Shropshire Union Canal, north west of Barbridge and is nearly 4 miles to the north west of Nantwich, and the parish also includes part of the small settlement of Wardle Bank. The parish includes Wardle Industrial Estate and is otherwise largely agricultural. Nearby villages include Barbridge, Calveley and Bunbury. The Olde Barbridge Inn (CW5 6AY) sits alongside the Union canal in a charming countryside setting and is a short distance from Wardle Avenue. The house also offers an excellent base for the business traveller in terms of road connections to the M56, M6 and M53. The A49, A51 and A55 all link to key areas of commerce and interest.

Approximate distances

Wardle Avenue, Bus Stop close to the property - C84 route.

Nantwich 4.26 mi National Rail

Wrenbury 6.25 mi National Rail

Crewe 6.54 mi National Rail

Sandbach 8.45 mi National Rail

Chester 16.0 mi National Rail

Tarporley 5.2 mi



DIRECTIONS TO CW5 6BQ

what3words /// unique.pose.unfocused

From the Nantwich office of Baker Wynne and Wilson proceed along Beam Street on to Welsh Row to Acton leading onto the A51 Chester Road, continue for 4 miles and the property is located on the lefthand side.

OUT AND ABOUT - TARPORLEY 5.2 MILES

Tarporley is one of Cheshire's most highly regarded villages that boasts a diverse selection of amenities including a community centre, tennis courts, convenience stores, fashion boutiques, cafes, restaurants, public houses, doctors' surgery, dentists, three Churches and a very extensive bus route. In terms of education, there is a very popular Primary School in the centre of the village that has in recent times been extended and heavily invested into. This in turn feeds into Tarporley High School, which at its last OFSTED report was awarded 'Outstanding' in all areas.

OUT AND ABOUT - NANTWICH 4.26 MILES

Nantwich with its thriving community, rich heritage, and an unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce and the highly rated education: Outstanding

schools such as Malbank School & Sixth Form College and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence.

Local primary Schools nearby include Acton, Calveley, and Bunbury.

GENERAL REMARKS

Comment by Mark Johnson FRICS at Baker Wynne and Wilson

- Located in an established community with a friendly pub just moments away—perfect for socializing or lazy Sunday lunches.
- Walk over the main road to a picturesque canal for waterside walks, cycling, or fishing.
- Travel to local top-rated schools
- Ideal for families craving a connected lifestyle with easy access to the main road for seamless commutes
- Proven rental track record with reliable income potential.
- No onward chain assists a swift, hassle-free purchase.
- Clean, neutral interiors offer a fresh start: modernise the kitchen, refresh the bathroom, install gas central heating etc or simply unpack and enjoy.
- The large corner garden plot invites creativity: extend the home (subject to planning) or design your dream garden with space for play and relaxation.
- Private, south westerly rear garden sun-drenched plot ideal for summer



enjoyment.

- Manageable size with room to grow—perfect for first-time buyers, downsizers, or investors.
- Potential to expand (subject to planning) into a larger family house or add a home office for hybrid workers.
- Desirable location with transport links and nature on your doorstep.

METHOD OF SALE - SALE BY INFORMAL TENDER

(Subject to conditions prior sale). Written offers (sealed bids) to be submitted to the selling agent's office marked, 2 Wardle Av, Wardle, CW5 6BQ, by Thursday 03 /07/2025 before 12.00 noon. We need to take reasonable steps to find how you intend to pay for the property and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful, we will also want to see proof of funds. In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer, you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract. Please contact the office if you require further details.

THE TOUR

With approximate dimensions comprises:

GROUND FLOOR AREA

42.4m² 457ft² (includes store and storage)

ENTRANCE HALL

9'10" x 6'5"

Entrance canopy, panel glazed entrance door and side panels, electric storage heater, staircase to first floor.

KITCHEN

9'4" x 7'10"

Comprehensively equipped modern fitted units to three elevations, worktop surfaces with stainless steel unit, base storage cupboards and drawers, wall mounted cupboards and shelving, freestanding appliances includes: Beko washing machine, undercounter fridge, capri slot oven and hob, ceramic tiled floor, electric wall heater, under stairs pantry with shelving, electric meters and tiled floor.

LIVING/DINING ROOM

19'5" x 10'7" reduces to 9'2"

Front and rear uPVC double glazed windows, brick fireplace with mantle and display shelves, fitted coal effect electric fire, two electric storage heaters, ceiling coving, two ceiling lights.

SIDE ENTRANCE

10'8" x 3'6"

Walk through with two timber external doors.

STORE/UTILITY

8'0" x 6'5"

Useful utility space and light.



**BAKER
WYNNE &
WILSON**

STORE

6'5" x 2'4"

Useful store with light.

FIRST FLOOR AREA

31.5 m² 339ft²

LANDING

10'4" x 6'6"

uPVC double glazed window, access to loft.

MASTER BEDROOM NO. 1

14'0" x 8'4"

Two uPVC double glazed windows, electric storage heater.

WALK IN WARDROBE/STORE

3'1" x 2'11"

Concertina door.

BEDROOM NO. 2

10'9" x 10'7"

uPVC double glazed window, electric storage heater.

BATHROOM

6'6" x 5'6"

Modern white suite comprising panel bath with Triton electric shower over, pedestal wash hand basin, close coupled W/C, uPVC double glazed window, airing cupboard with hot water cylinder with immersion heater (Economy 7), cold water storage tank

EXTERIOR

See attached plan.

Extensive corner plot gardens to front, side and rear. The rear garden facing South West. Various lawned sections with paving and borders. Post and panel fencing extending to various heights around the perimeter, with hedging for the remainder. Parking to front

permitted. Area of low maintenance garden with various shrubs and trees. Off road parking for at least two vehicles with double wrought iron gates, exterior lights, external cold water tap, front and rear pedestrian gates.

SERVICES

Mains water, electricity and drainage.

Communal Liquid Petroleum Gas is available.

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.

COUNCIL TAX

Band B.

TENURE

Freehold.

CONSTRUCTION

Brick elevations beneath a tile covered pitched main roof.

VIEWING

By appointment with Baker, Wynne & Wilson for specific times or open days..



**BAKER
WYNNE &
WILSON**







Ground Floor
Includes Store / Storage
Floor Area: 42.4 m² ... 457 ft²

First Floor
Floor Area: 31.5 m² ... 339 ft²

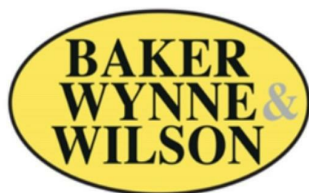
2 WARDLE AVENUE, WARDLE, NANTWICH, CHESHIRE, CW5 6BQ

Approximate Gross Internal Area: 73.9 m² ... 796 ft² Includes Store & Storage

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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



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