



15 Millfields, Nantwich, CW5 5HS
Guide Price £350,000

**BAKER
WYNNE &
WILSON**

Three Bedroom Semi-Detached with Original Features,
Garage and Conservatory

LOCATION AND AMENITIES

The historic market town of Nantwich is within immediate walking distance via either Welsh Row or Riverside going across the green and over the river weaver which leads to Mill Street. The town itself offers a wide variety of shopping facilities including brand names such of Boots, WH Smiths, Morrisons, Aldi, M&S Food along with some renowned local retailers and boutique shops. Sainsburys is located on Middlewich Road.

DOWNSTAIRS

The property opens into a spacious entrance hall with original herringbone flooring, ceiling cornices, radiator, wall light, under-stairs storage and a front-facing double glazed window.

The living room includes original herringbone flooring, ceiling cornices, wall lights, a radiator, an open fireplace with tiled surround, and a large double glazed bay window to the front.

To the rear is an open-plan kitchen and dining room. The kitchen area is fitted with matching above and below-counter units, worksurfaces, tiled splashbacks and integrated appliances including a double oven, electric hob and fridge-freezer. A 1½ bowl sink is positioned beneath a double glazed window overlooking the conservatory. The dining area features continued herringbone flooring, a radiator, and a glass-panelled door into the conservatory. Both areas benefit from spot lighting and ceiling cornices.

The conservatory is generously proportioned and carpeted, with two radiators, wall lighting, access to the garden via a UPVC door, and internal access to the garage.

The garage includes an up-and-over door, lighting, and carpeted flooring. To the rear, it provides access to a utility/shower room fitted with a walk-in shower, low flush W/C, sink, plumbing for a washer and dryer, tiled flooring and part-tiled walls.





UPSTAIRS

The landing is carpeted with a frosted double glazed window to the side and loft hatch access.

Bedroom One features a front-facing double glazed bay window, ceiling cornices, carpeted flooring, light fittings and a radiator.

Bedroom Two has a rear-facing double glazed window, ceiling cornices, carpeted flooring, light fittings and radiator. Bedroom Three is front-facing with a double glazed window, ceiling cornices, carpet, light fittings and a radiator.

The bathroom comprises a three-piece suite including a large corner bath, low flush W/C, and vanity unit. Additional features include a radiator, spot lights, laminate wood-effect flooring, tiled walls, a frosted window to the rear, and a large storage cupboard housing the boiler and water tank.

GARDEN

The south-west facing rear garden is very private and includes a front patio area leading to a path with a second patio at the rear. There is a lawned section to the side, mature planting throughout, and a large shed.

OUTSIDE

To the front, there is a flagged parking area with space for up to three vehicles. To the side is an area with mature shrubs, and behind the parking area is a car port and access to the garage.

COUNCIL TAX

Band D

SERVICES

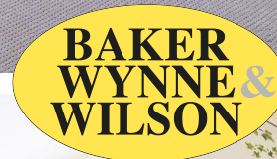
All Mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

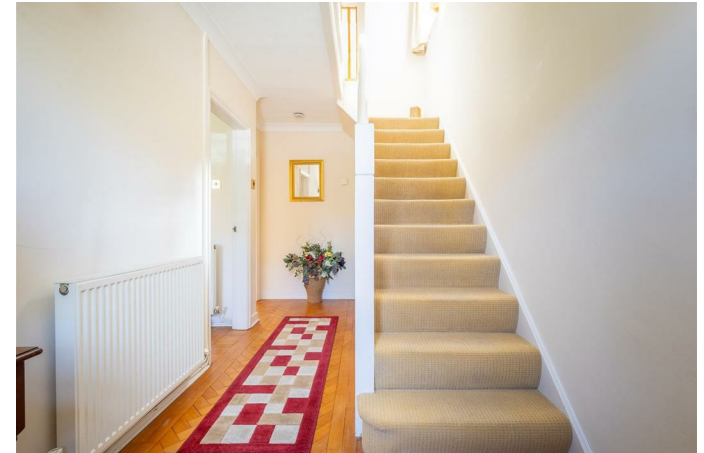
TENURE

FREEHOLD

VIEWINGS

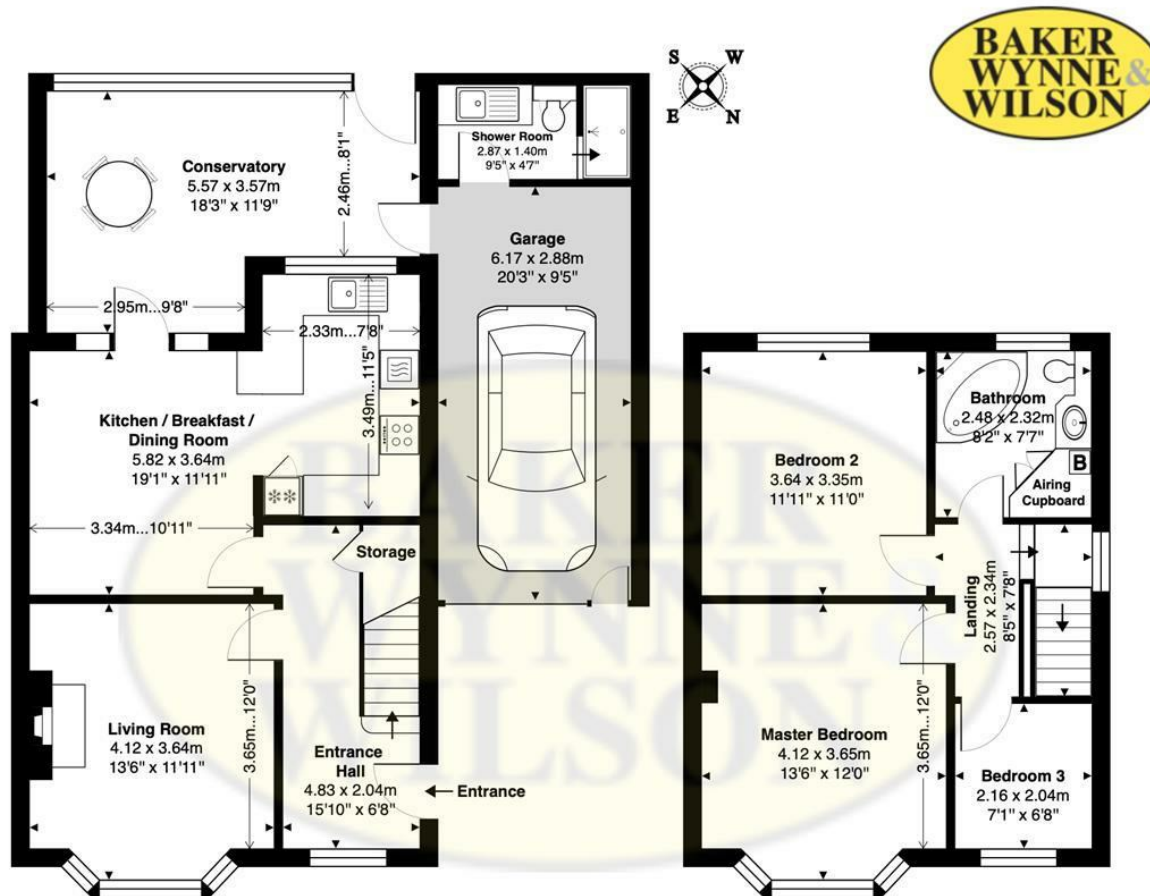
By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214





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15 MILLFIELDS, NANTWICH, CHESHIRE, CW5 5HS

Approximate Gross Internal Area: 134.2 m² ... 1444 ft² Includes Garage

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		
(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		

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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