



Grannies Cottage, 61 Main Road, Wybunbury, Nantwich, CW5 7LY
Open To Offers £349,950



In association with



A characterful extended three-bedroom, two-bathroom semi-detached central Village house offering comfortable previously let accommodation with no chain and with scope for additional improvement.

Situated close to the recreational grounds and various public houses with countryside surrounding including the nearby Wybunbury Moss a Natural England nature reserve, with an abundance of wildlife interest.

Delightful south facing gardens with a detached garage. Offered for sale with no chain and a Gross Internal Area of approx. 1226 ft2. (113.9 m2).

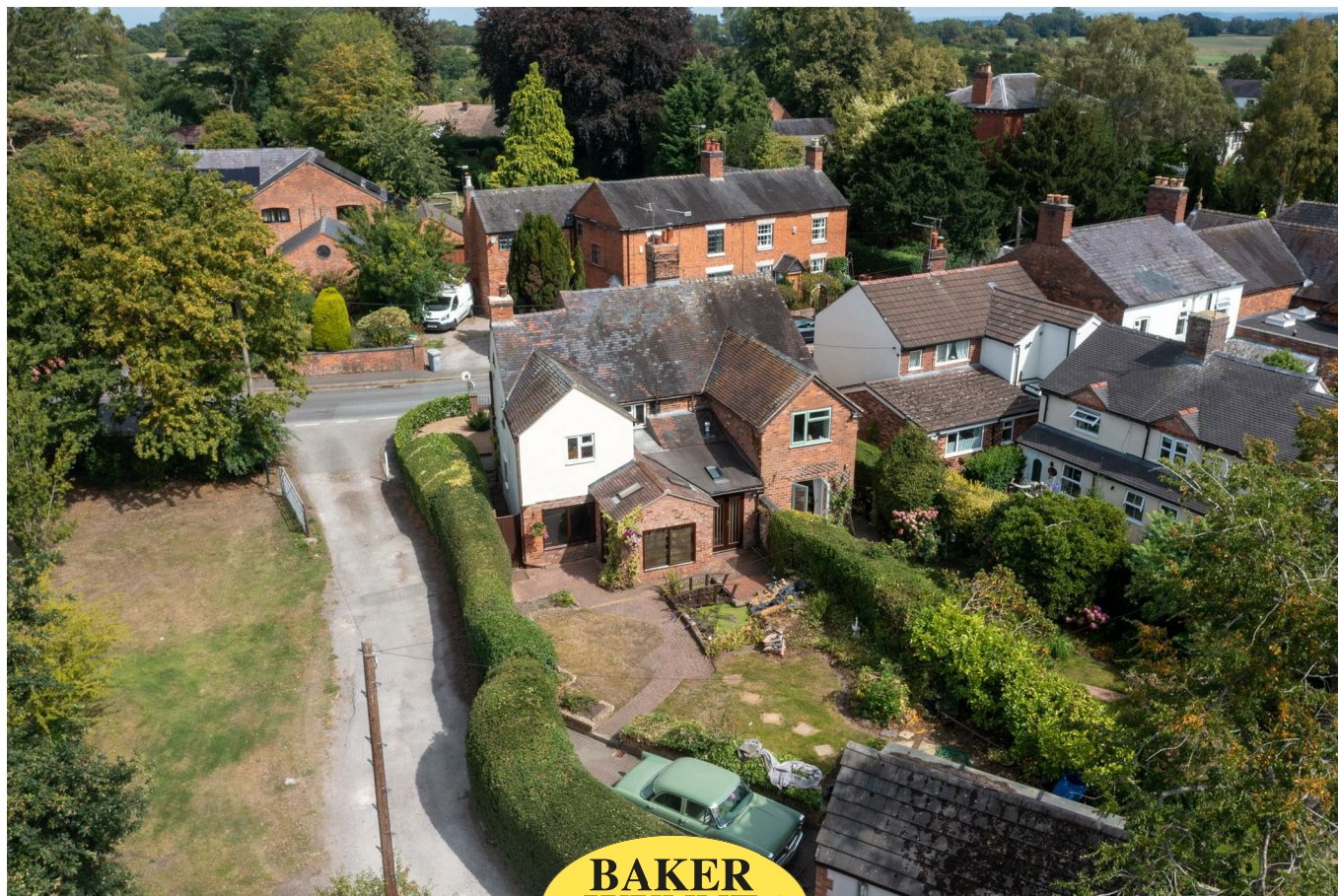
DIRECTIONS TO CW5 7LY

what3words /// measures.prospered.unrealistic
From Nantwich proceed along the A51 London Road, over the level crossings, at the traffic lights turn right, at the next set of traffic lights turn left, continue along here, and take a left into Wybunbury Lane, proceed to the T junction, and turn right into Main Road, the property will be observed on the right-hand side.

OUT AND ABOUT

Wybunbury is a thriving village community and boasts day to day facilities including a post office/general store, two public houses, a church with the 'leaning tower of Wybunbury' and Wybunbury Delves C of E Aided Primary School. Many delightful walks can be enjoyed around the Village and a annual attraction is the Wybunbury Fig pikes Wakes event.

The popular historic market town of Nantwich is 3.3 miles away and rich with history providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival. The attractive Roman city of Chester is approximately 26.5 miles away. (All travel times and distances are approximate.)



GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

A home made for families or downsizers, seeking comfort, convenience, and a lock-up and-leave lifestyle. Ideal for retirees, empty nesters, or anyone craving a convenient village environment.

Ready for a swift, stress-free move - Start your next chapter here with No Chain !

BUYER'S WAITING TO HEAR ABOUT YOUR HOME

If you like these details why not request an appraisal with a local expert Mark Johnson. FRICS.

Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing and professional photography.

The sale process begins with a free market appraisal of your property.

THE TOUR

ACOMMODATION WITH APPROX DIMENSIONS

ENTRANCE PORCH

Glazed entrance door and side panel, radiator, ceramic tile floor, internal panel glazed door to:-

HALL

7'8" x 4'9"

Fitted desk and cupboard, wall mounted storage units.

KITCHEN/BREAKFAST ROOM

12'7" x 12'6"

Numerous fitted units to four elevations, large breakfast bar, wall mounted units, one and half bowl single drainer sink unit with mixer tap, space for appliances including dishwasher and washing machine, built in fridge and freezer, electric freestanding range cooker with double oven/grill and gas hob, tiled walls and floor, heavily beamed ceiling.

INNER HALL

Radiator.

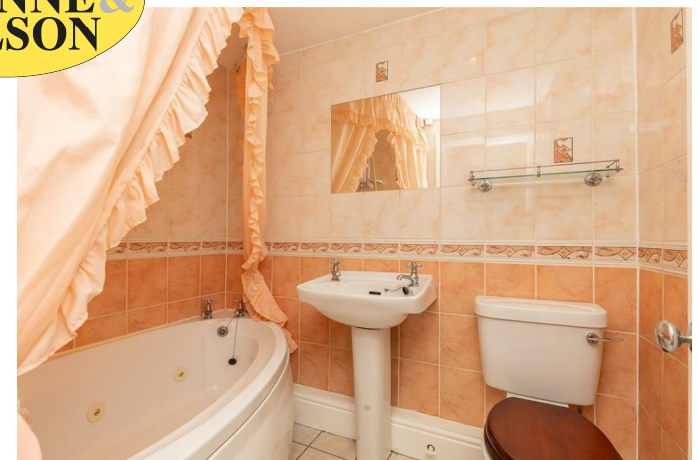
UPSTAIRS STORAGE

Radiator.

BATHROOM

6'11" x 5'1"

Corner spa bath with electric shower over, pedestal wash hand basin, low level W/C, fully tiled walls and floor, radiator.



LIVING/DINING ROOM - 'L' shaped

20'1" x 15'6" max measurements

Exposed brick fireplace chimney breast with black cast stove (no certificate), raised stone hearth with shelving above, uPVC double glazed side window, two radiators.

STUDY AREA

5'9" x 7'3"

Fitted bar with glass storage shelving and painted panel walls.

GARDEN/MORNING ROOM

16'2" x 7'9"

Aquarium, radiator, tiled floor, two double patio doors, vaulted ceiling with two sky lights, corner shelving,

FIRST FLOOR

Landing access to loft, radiator, built in cupboards.

BEDROOM NO. 1

19'10" x 9'5"

Fitted furniture includes double wardrobes and two single wardrobes, vanity dressing table and drawer storage, radiator, two uPVC double glazed windows, exposed beam, wall mounted TV point.

ENSUITE

7'0" x 4'7"

Tiled cubicle with screen door with electric shower, pedestal wash hand basin, low level W/C, chrome heated towel rail.

BEDROOM NO. 2

12'9" x 9'4"

Fitted range of furniture, bedside wardrobes, dresser and overhead storage, radiator, uPVC double glazed window, built in cupboard with Valliant gas fired central heating boiler.

BEDROOM NO. 3

9'8" x 7'2"

Fitted range of furniture, storage cupboard, radiator, uPVC double glazed window.

EXTERIOR

A corner plot stoned front garden with borders having mature laurel hedging and a part brick garden wall with railings and matching gate.

REAR GARDEN

Ornate fish pond with bridge and water fall/rockery,

lawned sections, side entrance gates, metal lockable entrance gates to brick paved driveway providing parking and access to the Brick and tile single garage 17'4" x 9'10", power and light.

Lapsed planning permission

We understand from the vendor that a planning permission for the enhancement of the existing double garage has now lapsed.

Further details upon request

SERVICES

Mains water gas electricity and drainage.

N.B. Tests have not been made of electrical, water, 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 B.

CONSTRUCTION

Facing solid brickwork with part render beneath a main pitched tile roof.

VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





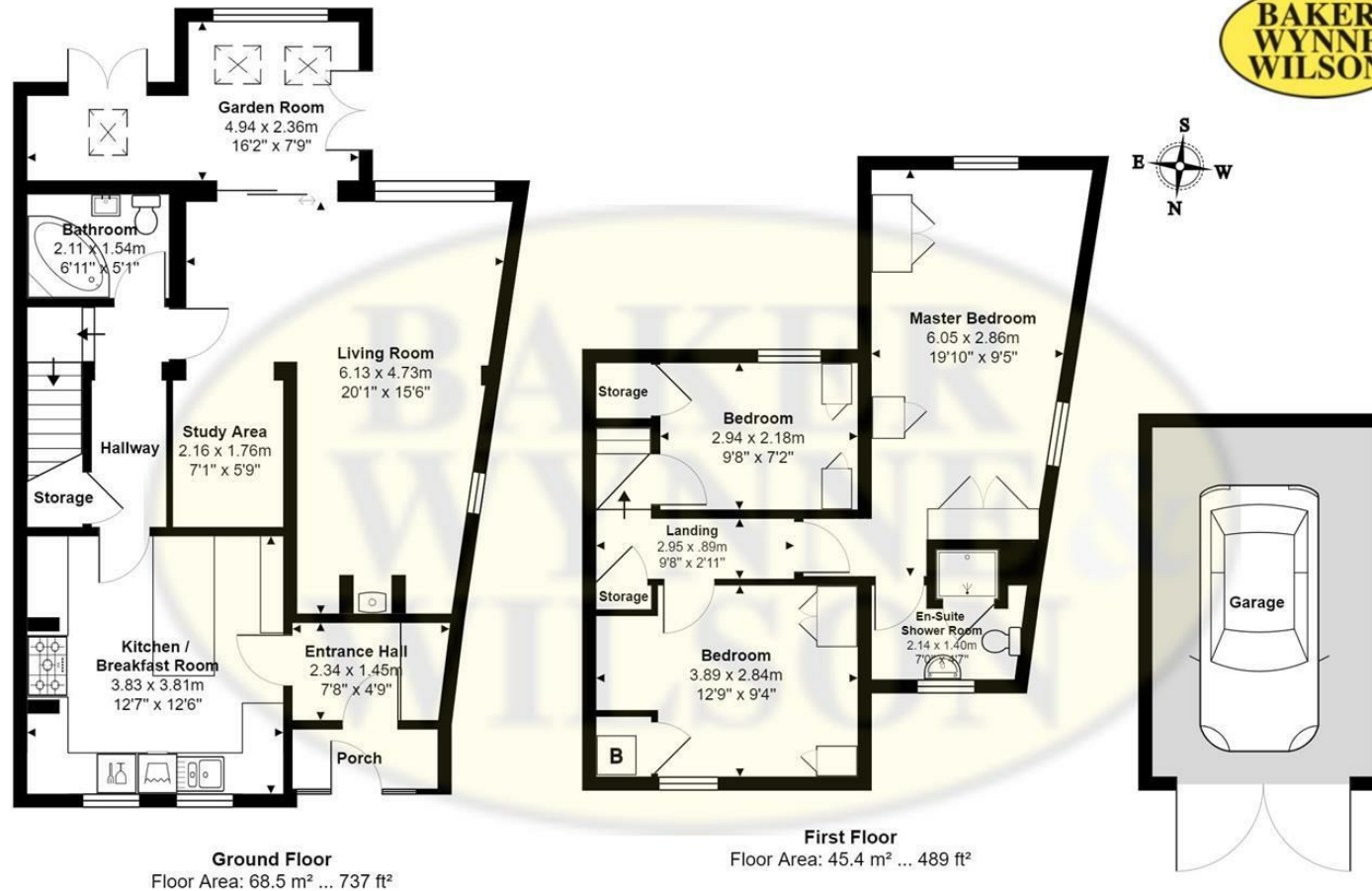
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Ground Floor
Floor Area: 68.5 m² ... 737 ft²

First Floor
Floor Area: 45.4 m² ... 489 ft²

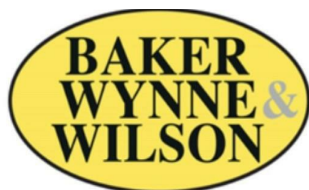
61 MAIN ROAD, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7LY

Approximate Gross Internal Area: 113.9 m² ... 1226 ft² (excluding 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.
Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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



Baker Wynne & Wilson

38 Pepper Street, Nantwich, Cheshire, CW5 5AB



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