



79 London Road, Nantwich, Cheshire, CW5 6LN
Guide Price £270,000



In association with



A COMPREHENSIVELY MODERNISED THREE BEDROOM HOUSE AVAILABLE WITH NO CHAIN IDEALLY SITUATED IN CLOSE PROXIMITY TO NANTWICH TOWN CENTRE

DESCRIPTION

This well-presented three-bedroom terrace property is set on the ever-popular London Road, within walking distance of Nantwich town centre and its range of independent shops, cafés, and amenities. The property offers spacious and versatile accommodation across two floors, combining period character with modern fittings, and benefits from a low-maintenance courtyard garden with useful outbuildings. Offered for sale with no onward chain.

DOWNSTAIRS

Entrance via a part-glazed security front door opening to a hallway with quarry tiled flooring, radiator, light fitting, and stairs rising to the first floor.

The open plan lounge/dining room features laminate flooring, two cast iron open fireplaces, UPVC double glazed window to the front elevation, and multi-pane double glazed door opening to the rear patio garden.

The kitchen/dining area extends over 22ft and is fitted with a modern range of high-gloss wall and base units beneath complementary work surfaces. There is a composite one-and-a-half bowl sink unit inset with tiled splashbacks, integrated four-ring induction hob, double electric oven with extractor fan over, plumbing for a dishwasher, and space for a fridge/freezer. The room benefits from a double glazed window and door to the enclosed walled patio garden.

To the rear is a hallway with access to a cloakroom fitted with low flush W/C and wash hand basin.



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UPSTAIRS

The first-floor landing includes a fitted cupboard, loft access, and doors to three double bedrooms and the family bathroom.

Bedroom one features a front aspect double glazed window, fitted wardrobe, panelled feature wall, carpeted flooring, and radiator.

Bedroom two is a rear aspect double room with double glazed window, carpeted flooring, and radiator.

Bedroom three includes a rear aspect double glazed window, cupboard housing the boiler, freestanding wardrobe, carpeted flooring, and radiator.

The family bathroom comprises a four-piece suite including a panelled bath, separate shower cubicle, vanity wash hand basin, and low-level W/C. There is a double glazed window to the side elevation, tiled walls, and flooring.

OUTSIDE

To the front, the property benefits from a low-maintenance gravelled courtyard with a walled boundary.

The rear garden features a stone-paved patio enclosed by brick walls, providing an ideal low-maintenance outdoor space. Two outbuildings offer excellent additional storage, one of which is fitted as a utility room (8'0" x 6'6") with plumbing for a washing machine and space for a tumble dryer.

COUNCIL TAX

Band B.

TENURE

Freehold.

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.

VIEWING

Viewings by appointment with Baker, Wynne, and Wilson.
Telephone: 01270 625214



www.bakerwynneandwilson.com

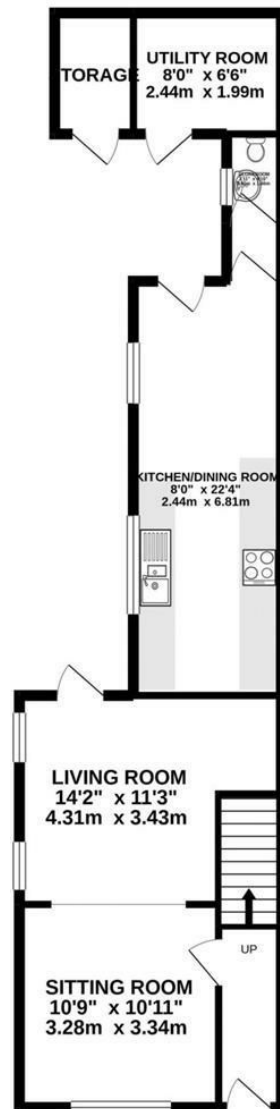


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GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 sq.m.) approx.

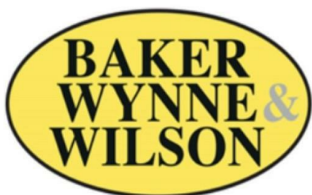
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		83
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property



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