



76 London Road, Nantwich - CW5 6LT

Guide Price £315,000



in association with



76 London Road

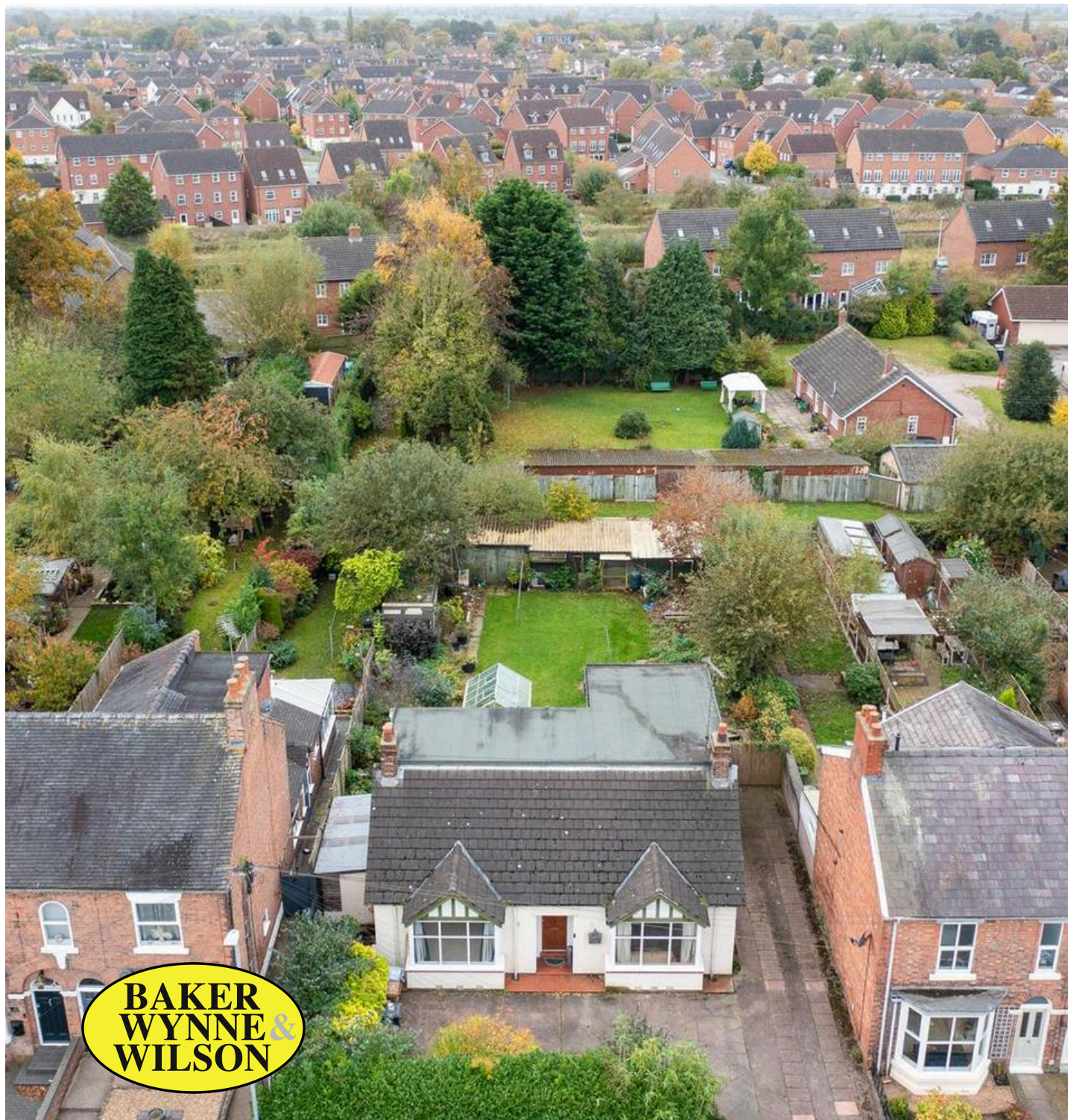
Nantwich

A versatile traditional detached 3 bedroom / two bathroom detached dormer property, (former true bungalow) offering generous family sized extended accommodation over two expansive floors to 1650 ft2.

- EXISTING DWELLING GF = 105.3m2 FF = 47.9m2
- PROPOSED DWELLING GF = 50m2 FOR
- FURTHER GUIDANCE AND PROFESSIONAL ADVICE PLEASE CONTACT MR MICHAEL CLARKSON AT BOWER EDLESTON ARCHITECTS NANTWICH, CONTACT DETAILS AVAILABLE UPON REQUEST.
- Underlying the purchase of this comfortable family home is the rare opportunity/potential to further expand the existing layout with a contemporary design and add a separate annexe with the garden (subject to planning permissions) Wonderfully located within close proximity of the town centre, standing in large south facing 0.168-acre gardens and offered for sale with no chain. An illustrative feasibility of the properties potential has been prepared by local architects to aid prospective purchasers and is now available. Estimated enlargement to a 5 bed, 4 Bathroom layout of 200m2 plus the 50m2 annexe, if required.

- **DIRECTIONS TO CW5 6LT**

what3words /// armrests.caramel.sunflower



76 London Road

Nantwich

- **OUT AND ABOUT**

Nantwich is a charming and historic market town in South Cheshire countryside 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, 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 a few festivals throughout the year including The Nantwich Show. The schools in Nantwich have an excellent reputation and places are highly sought after.

www.bakerwynneandwilson.com

- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson
The feasibility sketches provide an illustrative example of what could be achieved when extending and renovating the existing dwelling, subject to planning approval from the local authority. The proposals create a substantial 5-bedroom property, with a layout suited to modern day living, with open-plan living, separate living and study and the option to accommodate an ground floor accessible-bedroom and shower room.



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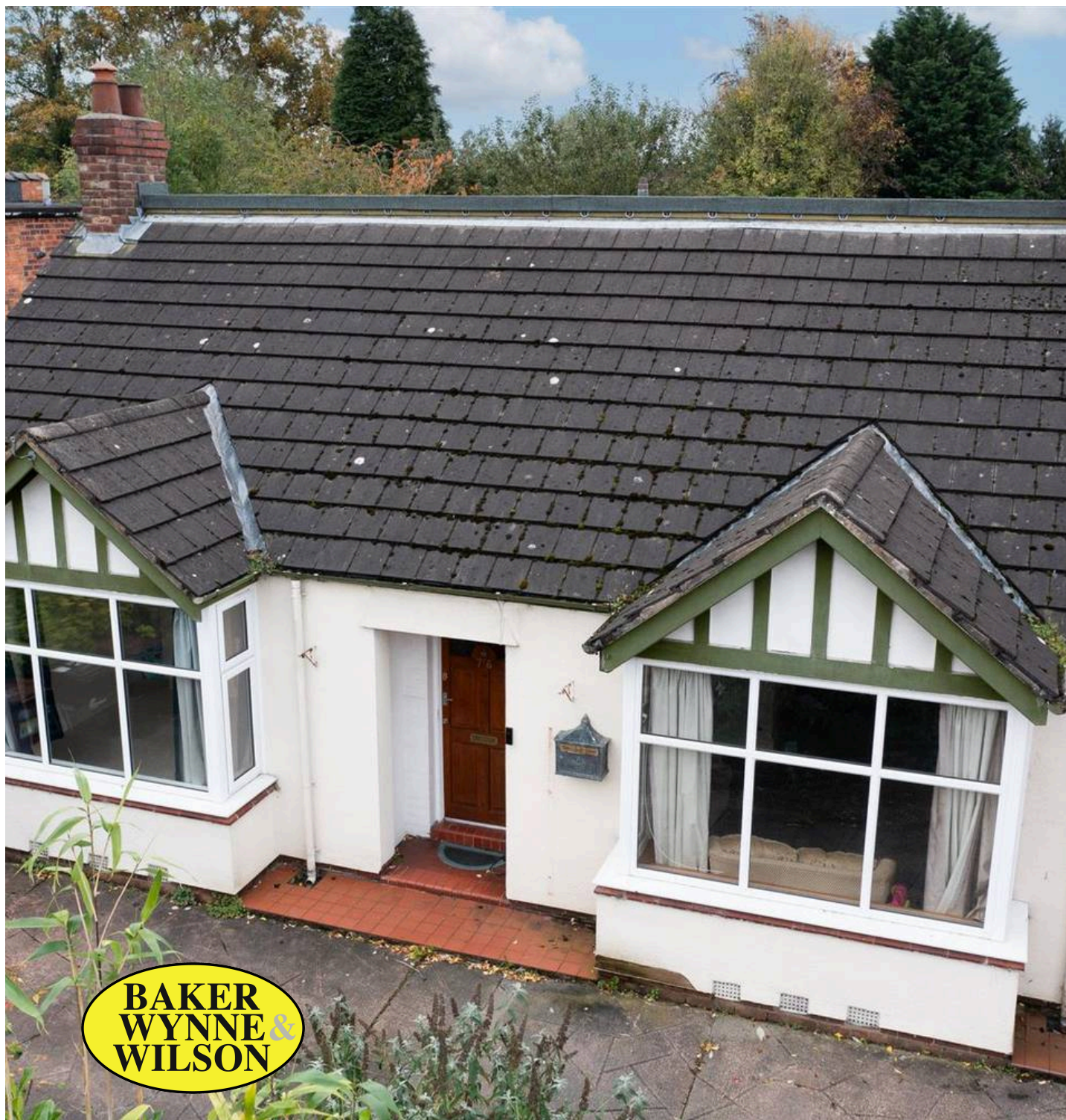
Nantwich

- **BUYER'S WATING TO HEAR ABOUT YOUR HOME**

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

Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime.

Interested - let's start the conversation with how much your property could be worth with the correct marketing advice.



ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Dimensions: 3.33m x 2.59m (10'11" x 8'6"). Radiator, electric meter cupboard.

SHOWER ROOM

Corner cubicle with electric shower, low level W/C, pedestal wash hand basin, line cupboard.

BEDROOM NO. 2

Dimensions: 4.29m x 2.34m (14'1" x 7'8"). Radiator.

LIVING ROOM 'L' shaped

Dimensions: 7.16m x 4.29m reducing in part to 3.05m (23'6" x 1. Ornate fire surround to open coal effect fire, two radiators, ceiling cornices.

KITCHEN

Dimensions: 3.38m x 2.82m (11'1" x 9'3"). Modern white fronted units to two elevations, acrylic one and half bowl sink unit, worktop with various cupboards and drawers below, uPVC double glazed window, fitted appliances, electric cooker and hob, canopy hood.

UTILITY

Dimensions: 3.96m x 1.96m (13'0" x 6'5"). Radiator, fitted appliances, access to loft, quarry tiled floor, uPVC exterior door.

CONSERVATORY

Dimensions: 4.17m x 3.96m (13'8" x 13'0"). Radiator, uPVC double glazed doors and windows to two elevations.

DINING ROOM

Dimensions: 3.07m x 2.72m (10'1" x 8'11"). Radiator.

FIRST FLOOR

47'9" m2 516 ft2 Open tread turned staircase to:

MASTER BEDROOM

Dimensions: 6.32m x 3.18m (20'9" x 10'5"). Understairs storage, built in wardrobes and cupboards, radiator.



MASTER BEDROOM

Dimensions: 6.32m x 3.18m (20'9" x 10'5"). Understairs storage, built in wardrobes and cupboards, radiator.

BEDROOM NO. 3

Dimensions: 3.18m x 2.72m (10'5" x 8'11"). Built in wardrobe/store cupboard 7'1" x 4'4" Radiator.

BATHROOM

Dimensions: 2.26m x 2.21m (7'5" x 7'3"). Vanity wash hand basin, panel bath, low level W/C, radiator.

EXTERIOR

Mature hedging to frontage, front and side off road parking with access to the rear South facing gardens.

REAR GARDEN

Two fish ponds, well stocked borders, storage sheds and aviary, shed, aluminium greenhouse.

SERVICES

Mains water, gas, electricity and drainage. Gas central heating. 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 with vacant possession upon completion.

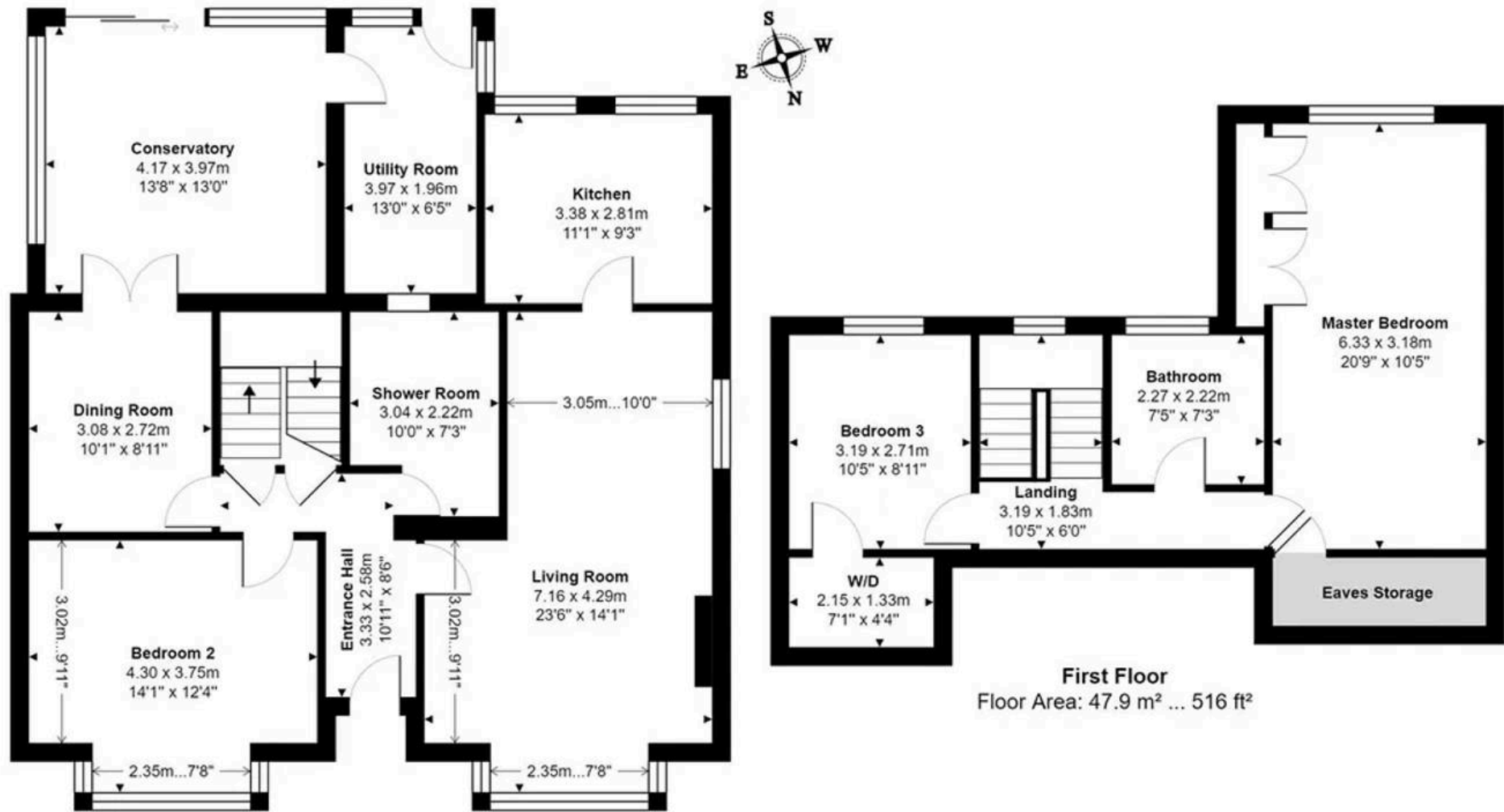
COUNCIL TAX

Band D.

VIEWING

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





Ground Floor
Floor Area: 105.3 m² ... 1134 ft²

76 LONDON ROAD, NANTWICH, CHESHIRE, CW5 6LT

Approximate Gross Internal Area: 153.3 m² ... 1650 ft² (excluding eaves 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 Ltd 2024. Copyright.