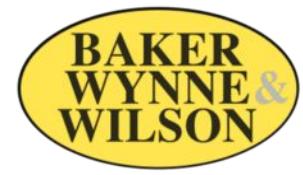




**15 Ayrshire Drive, Henhull, Nantwich**

Guide Price £305,000



*in association with*



A superb freehold house constructed within the early phases by Taylor Wimpey UK Limited being a 'Alton' designed three-bedroom semi-detached house, circa 1,085 sq. feet (gross internal area) over three floors with off road parking, situated within a cul-de-sac on the edge of the development with open views.

- Owner additions:- Stone worktops to kitchen, Sharps bedroom furniture, External hard landscaping

- **DIRECTIONS TO CW5 6XG**

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- **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

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Taylor Wimpey a 'Alton' designed three-bedroom semi-detached house, circa 1,085 sq. feet



# 15 Ayrshire Drive

## ACCOMMODATION

With approximate measurements comprises:

## GROUND FLOOR

Canopy Porch.

## HALL

Meter cupboard.

## BREAKFAST/KITCHEN

Dimensions: 5.21m x 3.20m (17'1" x 10'6"). Granite worktops.

## DOWNSTAIRS W/C

Close coupled WC, wash hand basin

## SITTING ROOM

Dimensions: 4.22m x 3.51m (13'10" x 11'6"). Double glazed patio doors.



## FIRST FLOOR

### BEDROOM NO. 2

Dimensions: 3.45m x 3.71m (11'4" x 12'2"). Fitted wardrobes, built-in cupboard.

### BATHROOM

Modern suite comprising panel bath with electric shower over, close coupled WC, pedestal wash hand basin.

### BEDROOM NO. 3

Dimensions: 3.05m x 2.18m (10'0" x 7'2"). Build in cupboard.

## SECOND FLOOR

### MASTER BEDROOM

Dimensions: 6.71m x 4.19m including ensuite (22'0" x 13'9" inc. Sharps built in wardrobes.

### ENSUITE SHOWER ROOM

Double shower, pedestal wash hand basin, W/C

### EXTERNALLY

Driveway with shared approach, providing off-road parking for approximately three cars. Rolex electric car charging point.

Astro to side, slate path Upper and lower terraced patio area

Single external power point and cold-water tap Water feature

Westerly facing rear garden Close boarded boundary fences

Open front aspect Note: Land Registry title register: CH682929

Kingsbourne (Nantwich) Community Management Limited. We are currently unaware of the annual charge for this service.

### SERVICES

All mains services connected

### TENURE

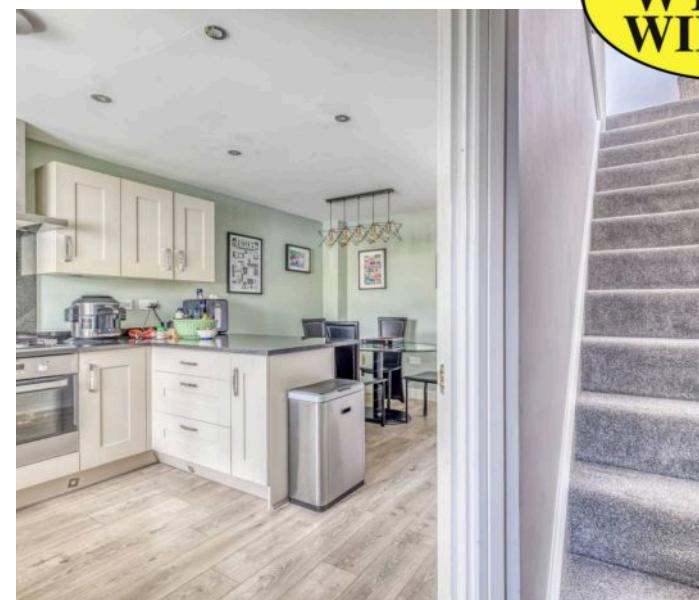
Freehold

### COUNCIL TAX

Band C.

### VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.



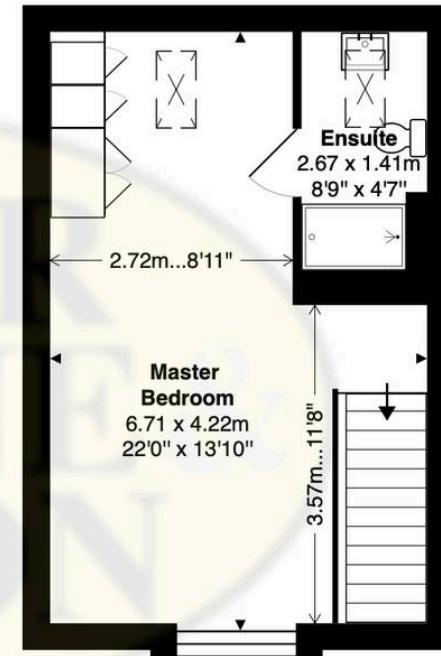
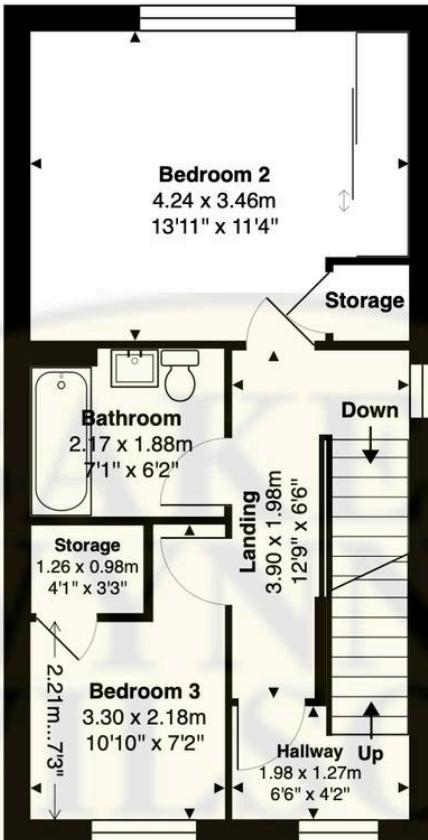
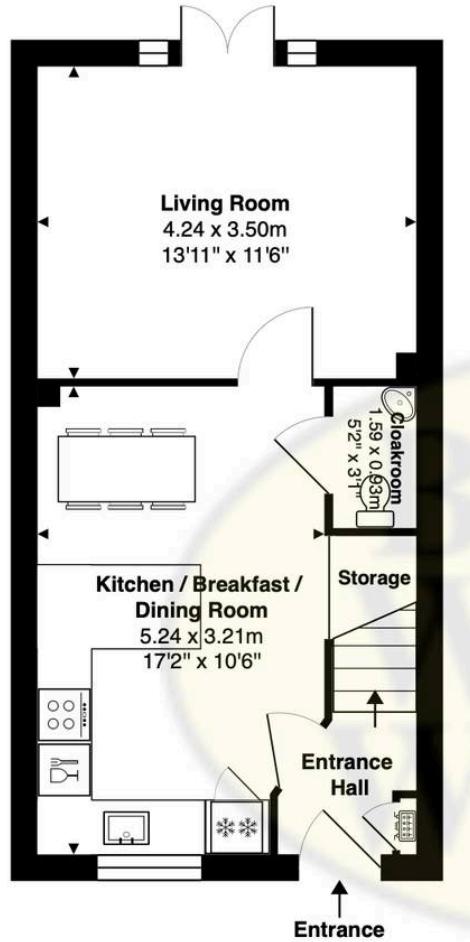
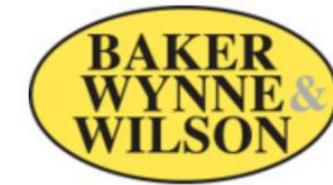


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**Ground Floor**  
Floor Area: 37.4 m<sup>2</sup> ... 403 ft<sup>2</sup>

**First Floor**  
Floor Area: 37.4 m<sup>2</sup> ... 403 ft<sup>2</sup>

**Second Floor**  
Floor Area: 28.1 m<sup>2</sup> ... 302 ft<sup>2</sup>

### 15 AYRSHIRE DRIVE, HENHULL, NANTWICH, CHESHIRE, CW5 6XG

Approximate Gross Internal Area: 103.0 m<sup>2</sup> ... 1108 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
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 2026. Copyright.