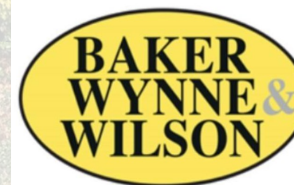




White Cottage, 124 London Road, Stapeley, Nantwich, CW5 7JN
Guide Price £350,000



In association with



GUIDE PRICE: £350,000

A CLASSIC 1930'S, ART DECO,
SEMI DETACHED HOUSE FOR
IMPROVEMENT WITH A 150 FOOT
SOUTH WEST FACING GARDEN
OVERLOOKING COUNTRYSIDE,
IN A PRIME POSITION ON THE
EDGE OF TOWN.

SUMMARY

Entrance Porch, Dining Hall, Sitting
Room, Kitchen open to Breakfast
Room, Landing, Three Good
Bedrooms, Shower Room, Gas
Central Heating, Car Parking
Space, Garage, Gardens.



DESCRIPTION

White Cottages is constructed of brick with pebbled dashed elevations under a tiled roof and stands nicely back from the road, approached over a gravel drive. This stylish home combines all the key elements of its original age of construction with parquet woodblock floors, entrance door, pine internal doors, picture rails and brick fireplaces. It now requires updating but because of its location and the size of rear garden any improvements or indeed, enlargement would, in our opinion, be well worth while.

A key feature is the South West facing rear garden that extends to about 150 feet and has been well nurtured over the years. The rear boundary adjoins open countryside so the views are terrific.

This is a rare buying opportunity with no ongoing chain, that comes to the market for the first time in 30 years.



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LOCATION & AMENITIES

White Cottage occupies a sought after position at Stapeley, about .75 of a mile from the centre of Nantwich. Nantwich is a charming market town in Cheshire, set beside the River Weaver with a Medieval Street pattern. The town, renowned for its history in the Salt and Tanning industry, today contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. Nantwich is a popular and prosperous town hosting a range of bars, restaurants and cafes with renowned delicatessens and butchers, all sitting comfortably alongside national retail outlets.

The A51 and Nantwich bypass provides swift access to the M6 North and South, whilst Chester and Stoke on Trent can be

reached in just 30 minutes each by car. Manchester airport is about a 45 minute drive.

APPROXIMATE DISTANCES

Crewe Intercity Rail Network (London Euston 90 minutes, Manchester 40 minutes) 4 miles. M6 motorway (junction 16) 11 miles.

The Potteries 15 miles.

Chester 24 miles.

DIRECTIONS

Proceed out of Nantwich along the A51 South on the Woore Road and the property will be seen on the right hand side, immediately after the left hand turning to Wybunbury.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Quarry tiled floor.

DINING HALL

16'0" x 8'9"

Brick fireplace with timber mantle



and tiled hearth, original entrance door, parquet wood block floor, picture rail, radiator.

SITTING ROOM

12'6" x 11'7"

Open fireplace with cast inset timber surround and tiled hearth, parquet wood block floor, two windows and French windows to rear, three single wall lights, two radiators.

KITCHEN OPEN TO BREAKFAST ROOM

KITCHEN

11'8" x 9'6"

Ceramic one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and four burner gas hob unit with extractor hood above, feature circular window, radiator.

BREAKFAST ROOM

8'9" x 5'9"

Quarry tiled floor, stable door to rear, radiator.

STAIRS FROM DINING HALL TO FIRST FLOOR LANDING

Access to loft.

BEDROOM NO. 1

12'6" x 11'6"

Brick fireplace with timber surround, built in double wardrobe, picture rail, radiator.

BEDROOM NO. 2

11'6" x 9'6"

Cylinder and airing cupboard, picture rail, radiator.

BEDROOM NO. 3

9'8" x 8'8"

Radiator.

SHOWER ROOM

8'9" x 6'3"

White heritage suite comprising low flush W/C and



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pedestal hand basin, walk in shower with seat, two windows, two single wall lights, brass radiator/towel rail.

OUTSIDE

Gravel carparking and turning area. Timber constructed GARAGE 21'6" x 9'5" (in poor condition), exterior light. Crazy paved seating area.

GARDENS

The front garden is lawned with honeysuckle and borders. The rear garden is extensively lawned with conifers, ferns, rhododendrons, hedgerow, rockery, specimen trees and mature trees including horse chestnut and silverbirch.

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.

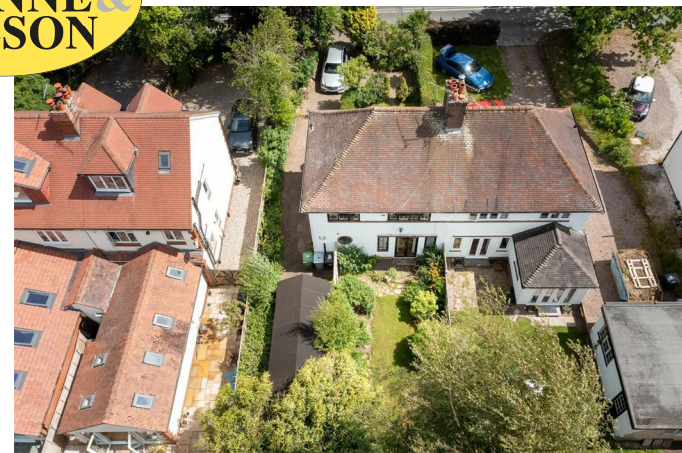
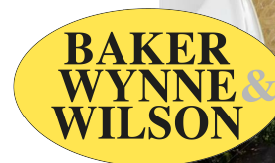
COUNCIL TAX

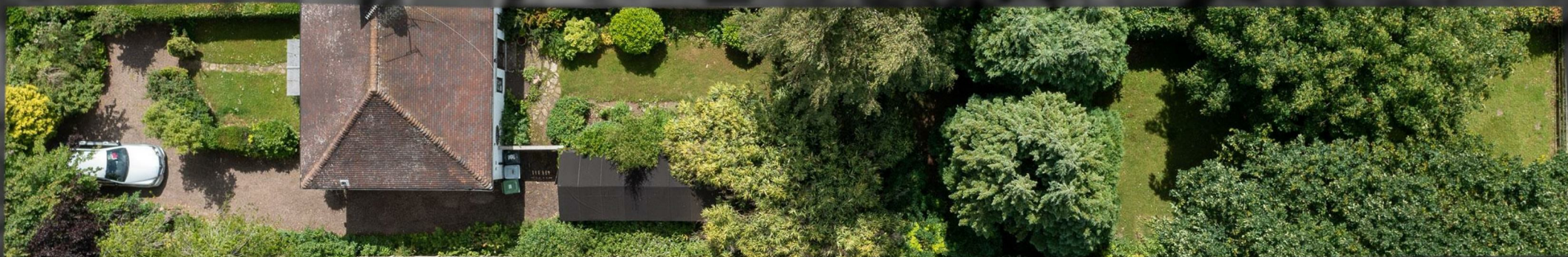
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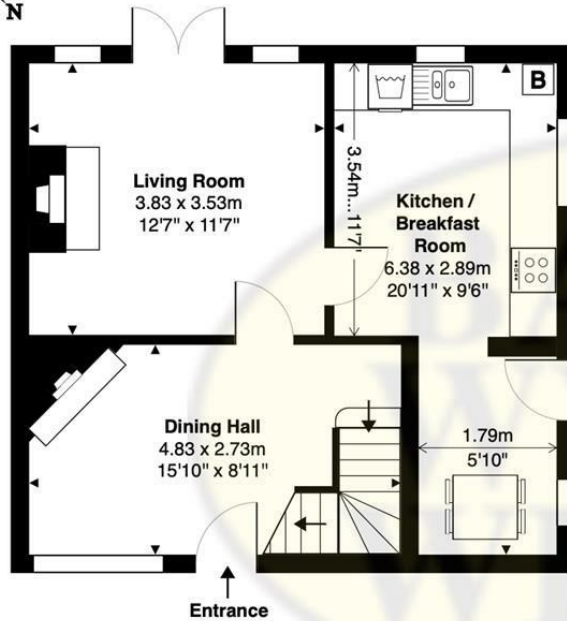
VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

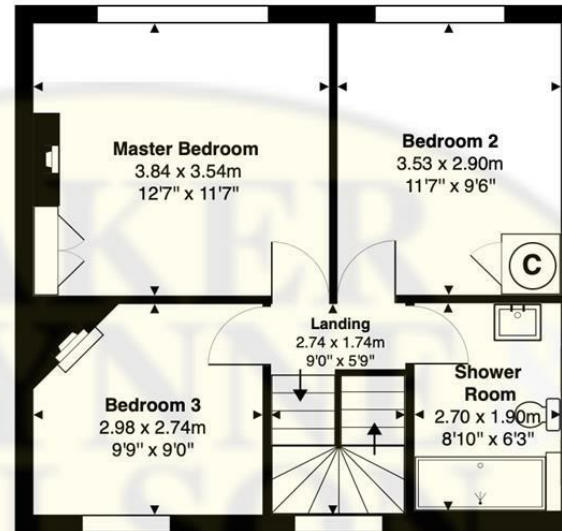
Telephone: 01270 625214



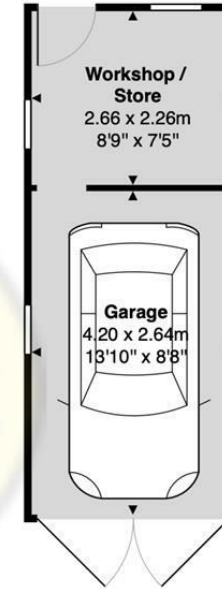




Ground Floor
Floor Area: 43.7 m² ... 471 ft²



First Floor
Floor Area: 43.6 m² ... 470 ft²



Garage / Workshop / Store
Floor Area: 17.3 m² ... 186 ft²

WHITE COTTAGE, 124 LONDON ROAD, STAPELEY, NANTWICH, CHESHIRE, CW5 7JN

Approximate Gross Internal Area: 104.6 m² ... 1126 ft² Includes Garage / Workshop / Store

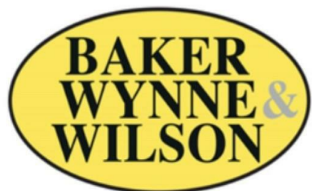
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(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



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