



39 Brown Avenue, Nantwich – CW5 7DH

Guide Price **£315,000**



in association with



39 Brown Avenue

Nantwich

An outstanding three/four-bedroom, modern extended detached true bungalow, circa 1970 situated within a small exclusive cul de sac development

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.
Step Into Your Forever Home– Seeking comfort, convenience, and a lock-up and-leave lifestyle ? – Start your next chapter here – Ideal for retirees prioritizing location this opportunity is a compelling choice set within an established and highly sort after development within a short walk of the town centre which offers a unique blend of convenience and community with historic architecture, shops , bars, restaurants, and interesting street scenes. Destined to attract a high proportion of downsizers due to a prime location and lifestyle appeal, we can confidently recommend an early viewing as to fully appreciate this rare opportunity.

OUT AND ABOUT

Why Nantwich? Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat – Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400- year trading legacy. – Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.



39 Brown Avenue

Nantwich

Thriving Lifestyle – Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. – Unique Leisure– Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. – Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. Festivals & Community Spirit – Savour gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. – Year-Round Vibrancy– From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.



BUYER'S WAITING TO HEAR ABOUT YOUR HOME.

If you like these details why not request an appraisal with a local expert property Mark Johnson FRICS. Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing. The sale process begins with Mark and a free market appraisal of your property

LOCATION & AMENITIES

39 Brown Avenue is located on the southern confines of Nantwich, 0.5 of a mile from the town centre, the bungalow benefits from a convenient setting on a great garden plot in a highly favoured residential position within walking distance of Shrewbridge Lake and the River Weaver.

DIRECTIONS TO CW5 7DH

What3words [/// eternally.seabirds.advice](#) From our office in Nantwich proceed past Morrisons and turn left at the roundabout onto Wellington Road. Take the 3rd left turning onto Parkfield Drive, turn right onto Delamere Road, left onto Marlowe Drive and right onto Brown Avenue where the property can be located on the left-hand side.

APPROXIMATE DISTANCES

Connectivity & Convenience Effortless Commuting: Just 5 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive.

THE TOUR

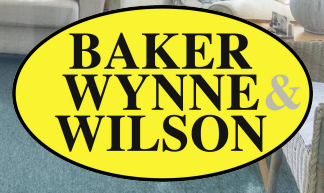
with approximate measurements comprises:

HALL

Built in double cloaks cupboard with hanging and shelving, UPVC double glazed window, radiator.

BEDROOM 4 / OFFICE

Dimensions: 3.07m x 2.39m (10'1" x 7'10"). Large double built in storage cupboard/wardrobe, radiator.



UTILITY ROOM

Dimensions: 2.39m x 1.73m (7'10" x 5'8"). Stainless steel sink unit, plumbing for washing machine, Worcester gas fired boiler, UPVC double glazed window.

INNER HALL

Built in airing cupboard, access to loft.

SHOWER ROOM

Dimensions: 3.00m x 1.75m (9'10" x 5'9"). Large curved screen enclosed cubicle with over head drench shower and hand held hose with wall mounted controls, vanity wash hand basin, close coupled WC, part tiled walls, plantation window shutters, chrome heated towel rail.

BEDROOM ONE

Dimensions: 3.91m x 3.02m (12'10" x 9'11"). Built in double wardrobe, plantation window shutters, radiator.

BEDROOM TWO

Dimensions: 3.33m x 3.00m (10'11" x 9'10"). Plantation window shutters, radiator.

BEDROOM THREE

Dimensions: 2.36m x 2.26m (7'9" x 7'5"). Radiator.

KITCHEN

Dimensions: 2.79m x 2.67m (9'2" x 8'9"). Modern fitted units to three elevations with cupboards, drawers and appliance space beneath, larder unit, wall mounted cupboards, plumbing for dishwasher, CDA four ring ceramic hob with glass splashback and canopy hood extractor over, Zanussi double electric oven and grill, integrated fridge freezer, stainless steel sink unit, radiator.

UTILITY / WC

Dimensions: 6.05m x 1.65m (19'10" x 5'5"). Close coupled WC, vanity unit, space for domestic appliances, radiator, exterior rear door.



SITTING ROOM

Dimensions: 4.83m x 3.68m (15'10" x 12'1"). Marble fireplace and hearth with living flame coal effect gas fire, ceiling light, two radiators, archway open to:

DINING ROOM

Dimensions: 2.95m x 2.69m (9'8" x 8'10"). Radiator

CONSERVATORY

Dimensions: 3.45m x 2.49m (11'4" x 8'2"). Hardwood framed with brick base wall, sealed unit double glazed windows and exterior door., 2 wall lights, radiator.

EXTERIOR Front landscaped gardens

Front paved parking area for several vehicles, carport, landscaped stone and planted area.

REAR landscaped gardens

Paved patio with part covered open seating area, beautifully landscaped gardens, lawn, well stocked borders, ornate Lilly pond, timber shed, summer house, side access gate and exterior power point.

SERVICES

All mains' services connected or available. Gas fired central heating. Solar Panels. 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.

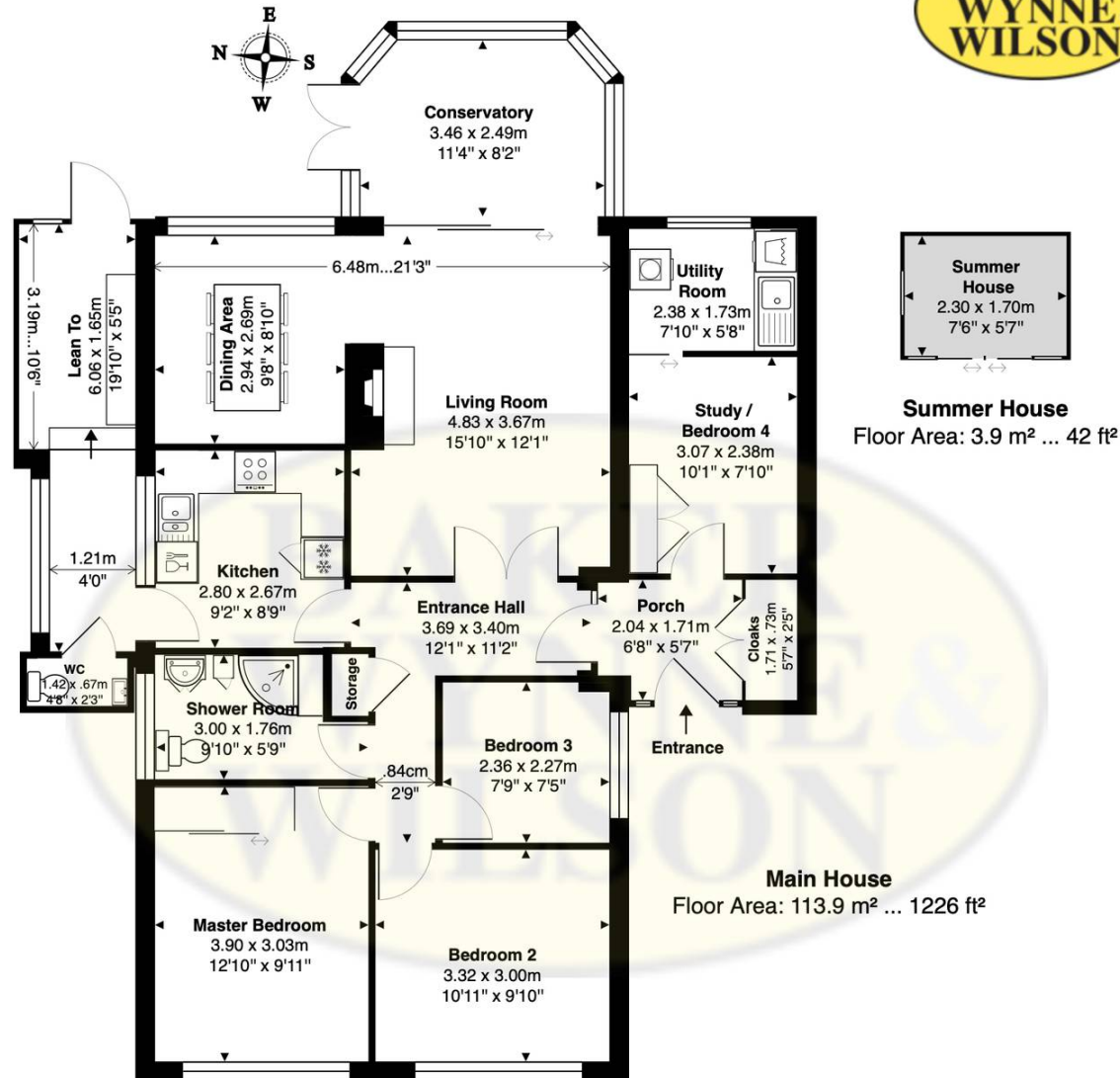
COUNCIL TAX BAND D**CONSTRUCTION**

Modern cavity brickwork beneath a main tile covered roof.

VIEWING

Viewings by appointment please with Baker, Wynne, and Wilson.





39 BROWN AVENUE, NANTWICH, CHESHIRE, CW5 7DH

All Building Parts Approximate Gross Internal Area: 117.8 m² ... 1268 ft²

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.
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