



5 Heath Bank Cottages Birchin Lane, Nantwich – CW5 6LA
£190,000



in association with



5 Heath Bank Cottages Birchin Lane

Nantwich

AN ATTRACTIVE, BEAUTIFULLY PRESENTED, TWO BEDROOM PERIOD COTTAGE WITH A GARDEN AND PARKING SPACE.

SUMMARY

Living room, kitchen, rear porch, shower room, landing, two bedrooms, gas central heating, uPVC double glazed windows, garden, parking space.

DESCRIPTION

The property is constructed of brick under a tiled roof approached over a block paved path. This charming home combines character with modern living and lies close to the Barony Park and Nantwich town centre. This fantastic cottage will particularly attract first time buyers, downsizers and anyone seeking a property in a prime Nantwich location.

LOCATION AND AMENITIES

5 Heath Bank Cottage lies just a few yards from Nantwich town centre. There is easy access to the towns excellent range of day to day facilities, shops and amenities. There are many near by popular schools at both primary and secondary levels, the nearest being a short walk from the cottage.



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The cottage is also particularly well placed to access the major road networks for those planning to commute, Crewe station provides direct services to London Euston – 90 minutes, Manchester – 40 minutes. Manchester Airport, one of Europe's biggest and fastest developing, is within a 40 minute drive of Nantwich. With Manchester and Liverpool offering alternative big city entertainment, also easily accessible.

APPROXIMATE DISTANCES

Crewe station 6 miles, M6 motorway – junction 16 10 miles, Chester 19 miles, Tarporley 8 miles, Manchester Airport 30 miles.

DIRECTIONS – CW5 6 LA



LIVING ROOM

Open fireplace with stove style gas fire, tile mantle and slate hearth, double glazed bay window, two picture lights.

KITCHEN

Single drainer sink unit with cupboards under, floor standing cupboard and drawer units with granite worktops, wall cupboards, inset ceiling lighting, tile floor.

REAR PORCH

Built in cupboard with plumbing for washer/dryer, composite door to rear, tile floor.

SHOWER ROOM

White suite comprising low flush WC and pedestal hand basin, tiled walk in shower cubicle with shower, bathroom cabinet with mirrored door.



**STAIRS FROM KITCHEN TO FIRST FLOOR
LANDING**

BEDROOM ONE

Inset ceiling lighting.

BEDROOM TWO

Inset ceiling lighting, cupboard housing
gas fired central heating boiler.

OUTSIDE

Chopped slate area to the front. Allocated
parking space. Concrete yard. Exterior
light. Bin store. Closed gravel garden with
gate to Birchin Lane.

SERVICES

All mains services are connected to the
property.

TENURE

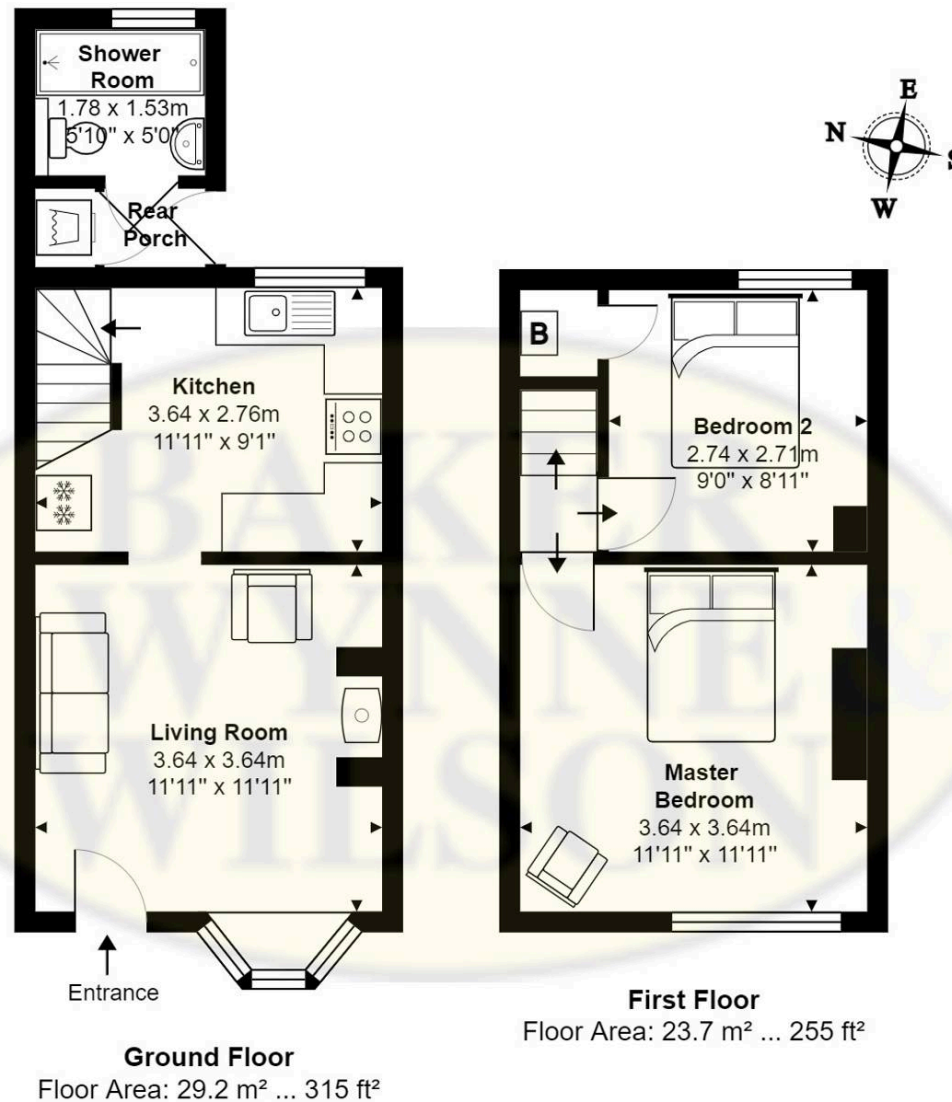
FREEHOLD

COUNCIL TAX BAND B

VIEWINGS

By appointment with Baker Wynne and
Wilson 01270 625214





5 HEATH BANK COTTAGES, BIRCHIN LANE, NANTWICH, CHESHIRE, CW5 6LA

Approximate Gross Internal Area: 53.0 m² ... 570 ft²

While 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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