



6 Hayes Close, Nantwich – CW5 5HZ

Guide Price **£255,000**



in association with



6 Hayes Close

Nantwich

A THREE BEDROOMED DETACHED HOUSE WITH A SOUTH WEST FACING WALLED GARDEN, TUCKED AWAY IN A SMALL CUL DE SAC, DIRECTLY OPPOSITE THE RIVER WEAVER FOOTPATH, HALF A MILE FROM NANTWICH TOWN CENTRE

SUMMARY

Entrance Porch, Entrance Hall, Cloakroom, Living Room, Kitchen/Breakfast Room, Landing, Three Bedrooms, Bathroom, Attached Store, Gas Central Heating, uPVC Double Glazed Windows, Two Car Parking Spaces, Gardens

DESCRIPTION

The property was built in the year 2000 of brick under a tiled roof and comes to the market for the first time since it was built. Hidden away on a tranquil, little known cul de sac of six houses, this detached house offers a rare opportunity to acquire a home in an appealing location. It will be ideal for first time buyers, professional couples, young families or those downsizing from larger houses. To its advantage, the property comes with two parking spaces.

LOCATION & AMENITIES

Hayes Close is located off Manor Road North on the Northern confines of Nantwich about half a mile from the town centre. Nantwich is a charming market town in Cheshire, set beside the River Weaver with a medieval street pattern. It is a popular and prosperous town boasting a host of bars, restaurants and cafes with renowned delicences and butchers all sitting comfortably alongside national retail outlets.



6 Hayes Close

Nantwich

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, Crewe (international rail network London Euston 90 minutes, Manchester 40 minutes) 10 miles, M6 motorway (junction 16) 12 miles, The Potteries 15 miles, Manchester 24 miles, Manchester Airport 37 miles.

DIRECTIONS - CW5 5HZ



ENTRANCE PORCH

ENTRANCE HALL

Laminate floor.

CLOAKROOM

6' 1" x 2' 11" (1.85m x 0.89m)

White suite comprising low flush W/C and hand basin.

LIVING ROOM

14' 0" x 12' 10" (4.27m x 3.91m)

Sliding double glazed patio windows to garden, built in cupboard, laminate floor.

KITCHEN/BREAKFAST ROOM

16' 3" x 7' 8" (4.95m x 2.34m)

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven, plumbing for washing machine, two double glazed windows, Baxi gas fired central heating boiler, tiled floor.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Built in cupboard.

BEDROOM NO. 1

12' 1" x 9' 9" (3.68m x 2.97m)

Wall to wall wardrobes with sliding mirrored doors.

BEDROOM NO. 2

9' 9" x 9' 9" (2.97m x 2.97m)

BEDROOM NO. 3

9' 2" x 6' 8" (2.79m x 2.03m)

Wood laminate floor, access to loft.

BATHROOM

6' 2" x 5' 7" (1.88m x 1.70m)

White suite comprising panel bath with shower over, pedestal hand basin and low flush W/C, fully tiled around bath, tiled floor.



OUTSIDE

Attached store. Garden shed. Exterior lighting. Tarmacadam car parking space to the side and rear. Secure pedestrian access to the side.

GARDENS

A small gravel garden to the front. The walled South Westerly facing rear garden is lawned with specimen trees.

SERVICES

All mains services are connected to the property.

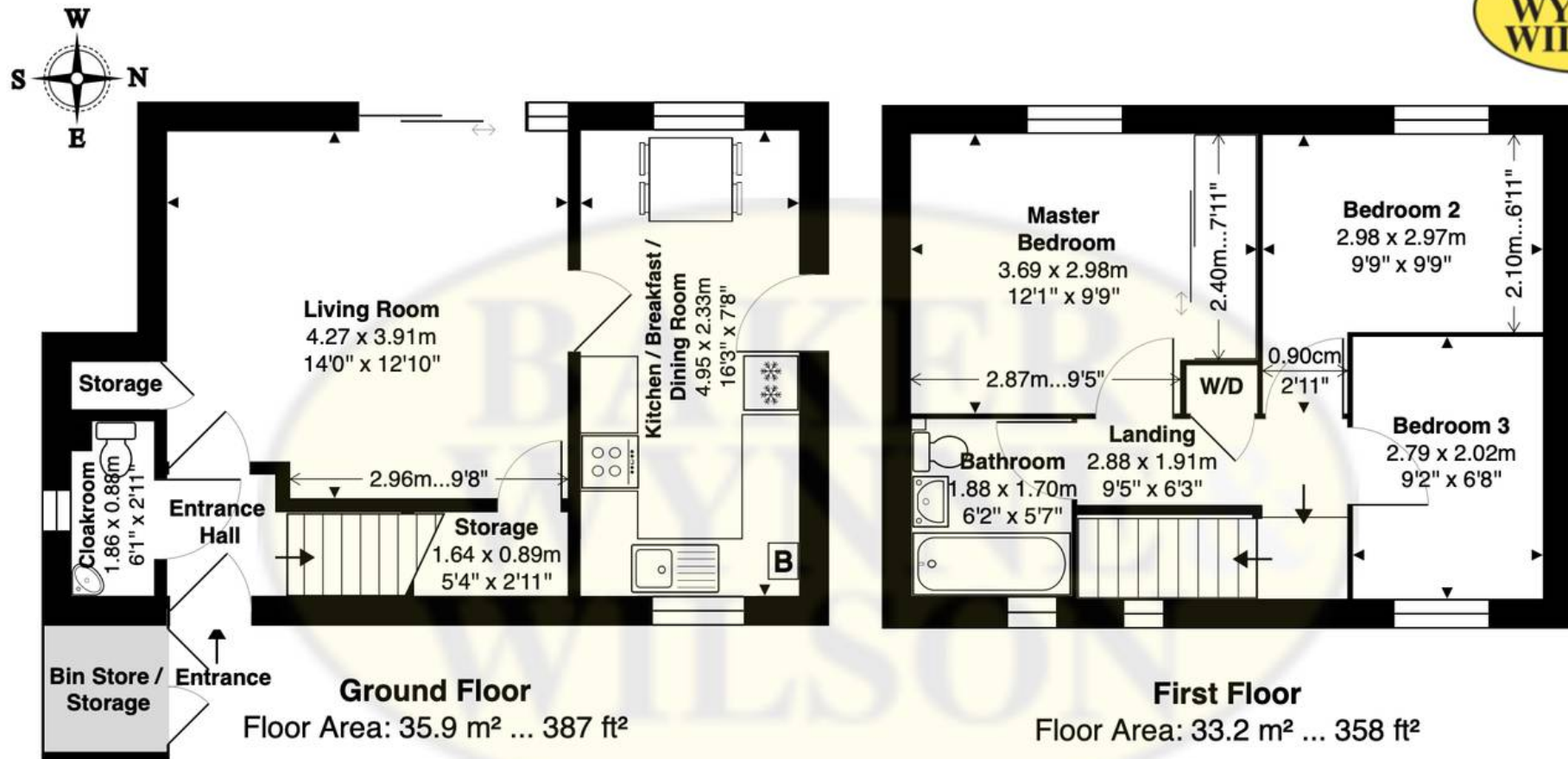
TENURE

Freehold.

VIEWING

By appointment with Baker, Wynne and Wilson.





6 HAYES CLOSE, NANTWICH, CHESHIRE, CW5 5HZ

Approximate Gross Internal Area: 69.1 m² ... 744 ft² (excluding Bin Store / Storage)

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.

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