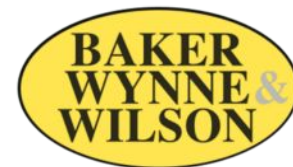




48 Wellington Road, Nantwich
£965,000



in association with



48 Wellington Road

Nantwich, Nantwich

The property is constructed of traditional brick under a slate roof, being a highly individual detached family home built in approximately 2005 to an exact specification by the present family. The property has the benefit of enjoying a South Westerly aspect towards the rear. The executive styled accommodation is a conventional design over three floors with four highly individual reception rooms plus a breakfast room open to the kitchen. The master bedroom is located on the first floor with further bedrooms and a guest bedroom with the second floor having two further bedrooms with ensuite facilities. We do encourage any prospective purchaser to make an internal inspection as similar styled properties seldom come ready available to the open market and warrants an immediate inspection.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



48 Wellington Road

Nantwich, Nantwich



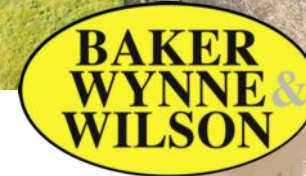
AN IMPOSING HIGH QUALITY INDIVIDUAL DETACHED HOUSE OF EXCELLENT PROPORTION AND FLEXIBILITY IN A PRIME RESIDENTIAL LOCALITY, WALKING DISTANCE TO NANTWICH

SUMMARY

Reception Hall, Wet Room and Cloakroom, Dining Room, Drawing Room, Study, Breakfast Room, Kitchen, Utility Room, Garden Room, Under Floor Heating First Floor: Master Bedroom with Dressing Room and Ensuite Bathroom, Two Further Bedrooms, Guest Bedroom with Ensuite Shower Room, Family Bathroom, Under Floor Heating. Second Floor Accommodation: Two further bedrooms one of which has an Ensuite. Outside detached brick built garage.

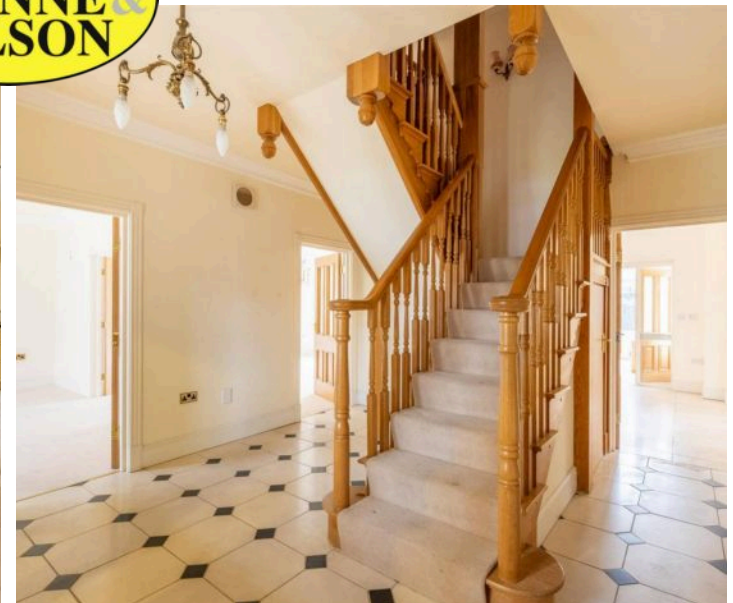
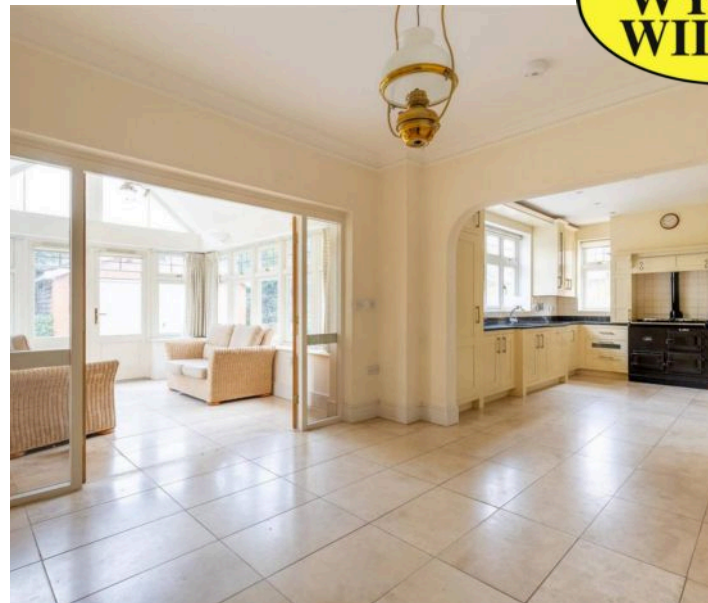
LOCATION & AMENITIES

Wellington Road has always proven to be a desirable popular living environment with a wide variety of housing designs comprising some of the finest Victorian and Edwardian houses in Nantwich. The property is minutes walk from the historic market town of Nantwich with its excellent range of shopping facilities including supermarkets such as Morrisons, Aldi and M&S Food Store, WHSmith and a number of renowned local retailers. Sainsburys stores is located on Middlewich Road. Primary education is available on Wellington Road and Audlem Road, all being feeders schools to Brine Leas High School/BL6 Sixth Form. The business centre of Crewe is 15 minutes, M6 motorway (junction 16) is 10 minutes, Manchester is 45 minutes drive. Also note that Nantwich train station is literally 2 minutes walking distance giving access to Crewe railway station with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes).



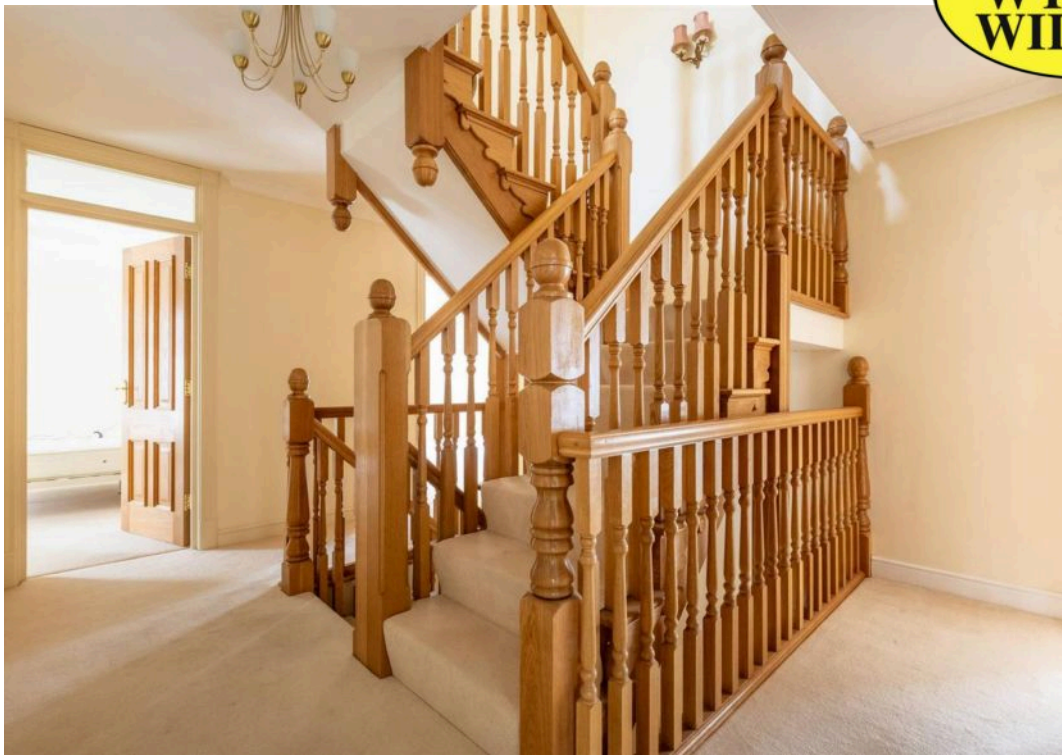


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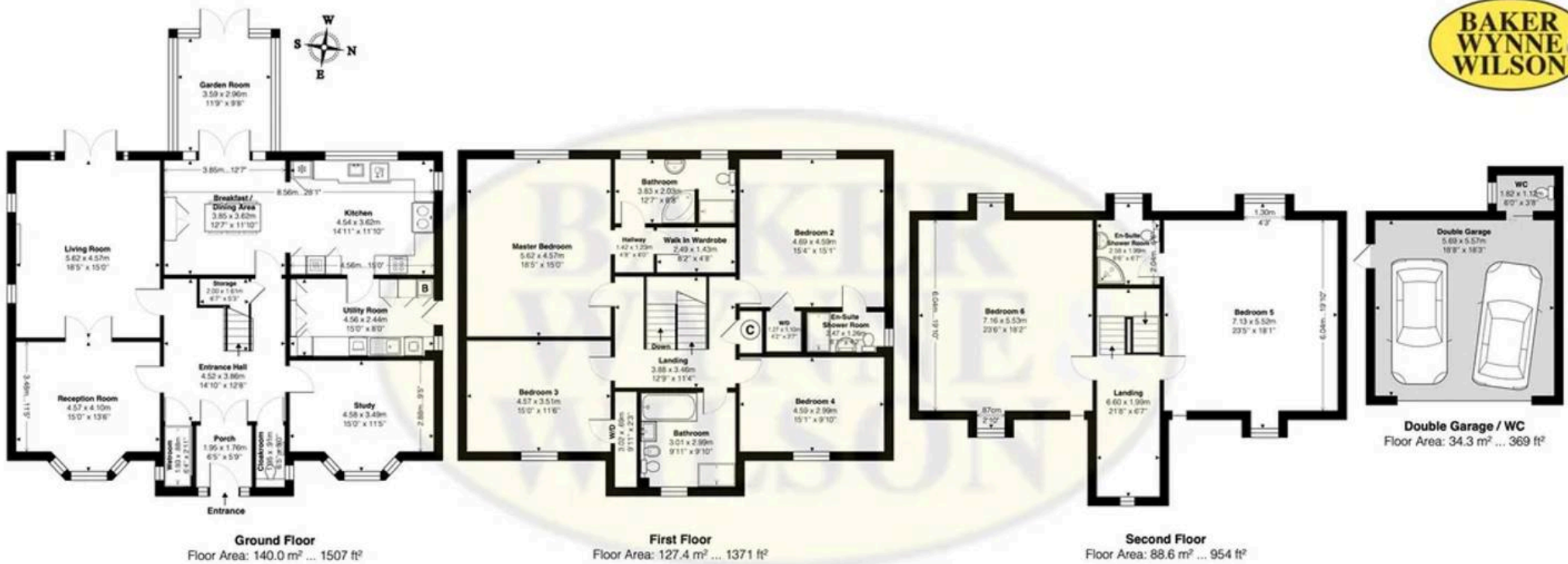




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48 WELLINGTON ROAD, NANTWICH, CHESHIRE, CW5 7DA

Approximate Gross Internal Area: 390.3 m² ... 4201 ft²

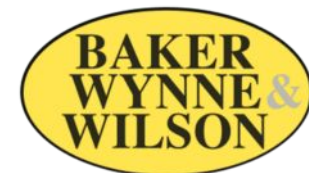
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Baker Wynne & Wilson

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