



5 Cherry Grove, Nantwich, CW5 5HW
Guide Price £345,000

**BAKER
WYNNE &
WILSON**

GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

Destined to attract a wide range of interest including professionals, downsizers, families, and investors due to its prime location and lifestyle appeal – living close to workplaces, reducing travel time and costs with historic architecture, shops, bars, restaurants, and interesting street scenes all close to the immediate surroundings.

A location that offers a unique blend of convenience and community with a house with un-tapped potential, for discerning buyers we believe this is a compelling choice.

DIRECTIONS TO CW5 5HW

what3words ref /// winning.similar.pheasants

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.



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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. 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. - YearRound Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

THE TOUR ACCOMMODATION

with approximate measurements comprises:

OPEN STORM PORCH

HALL

14'11" x 6'5"

Radiator, walk in understairs store with tiled floor and meat shelf to former pantry, uPVC double glazed window, shelving, electric meters, picture rail.



LIVING ROOM

13'10" x 11'8"

Attractive tiled fireplace and hearth. Fitted gas fire, uPVC double glazed bay window, radiator, picture rail, woodblock floor.

BREAKFAST/DINING ROOM

11'8" x 11'4"

Attractive tiled fireplace and hearth, radiator, uPVC external door and window, picture rail.

KITCHEN

11'9" x 6'5"

Fitted units to four elevations providing extensive worksurfaces with various cupboards and drawers beneath, inset single storey single units, wall mounted cupboards, display cabinet, box bay uPVC double glazed windows, gas cooker point, uPVC double glazed exterior door, part tiled walls, space for under counter appliance.

UTILITY ROOM

6'8" x 6'4"

Worcester combination gas fired boiler (new November 2019), worktop with appliance spaces beneath, plumbing for washing machine and tumble dryer, uPVC double glazed window, radiator, part tiled walls.

SEPARATE W/C

6'5" x 2'6"

Close coupled W/C, part tiled walls.

Note: Electric underfloor heating to kitchen, utility and W/C.

FIRST FLOOR

Landing, access to loft, side uPVC double glazed window, picture rail.

MASTER BEDROOM (FRONT)

13'11" x 11'10"

uPVC double glazed window, tiled fireplace and hearth, radiator, picture rail.

BEDROOM NO. 2 (FRONT)

8'2" x 6'5"

uPVC double glazed light projecting window, radiator, picture rail.

BEDROOM NO. 3 (REAR)

11'8" x 11'5"

Tiled fireplace and hearth, uPVC double glazed window, radiator, picture rail.

BATHROOM

7'0" x 6'4"

'P' shaped shower bath with fixed screen and thermostatic shower, vanity wash hand basin with cupboards below, uPVC double glazed window, enclosed cistern W/C, tiled walls, towel radiator.

EXTERIOR

SEE ATTACHED PLAN

Cul de sac, with un-adopted private road access, extensive brick pathway, front and side driveway providing parking for 4 vehicles with a small border plus a matching rendered attached single garage, Southern facing rear lawned area, Indian stone patio, brick garden wall.

SERVICES

All mains' services connected or available. N.B. Tests have not been made of electrical, water, 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 C.

CONSTRUCTION

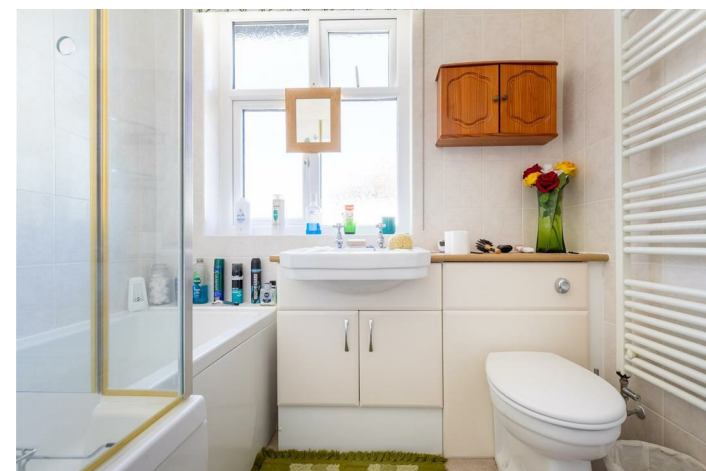
Rendered elevations beneath a main tile covered roof.

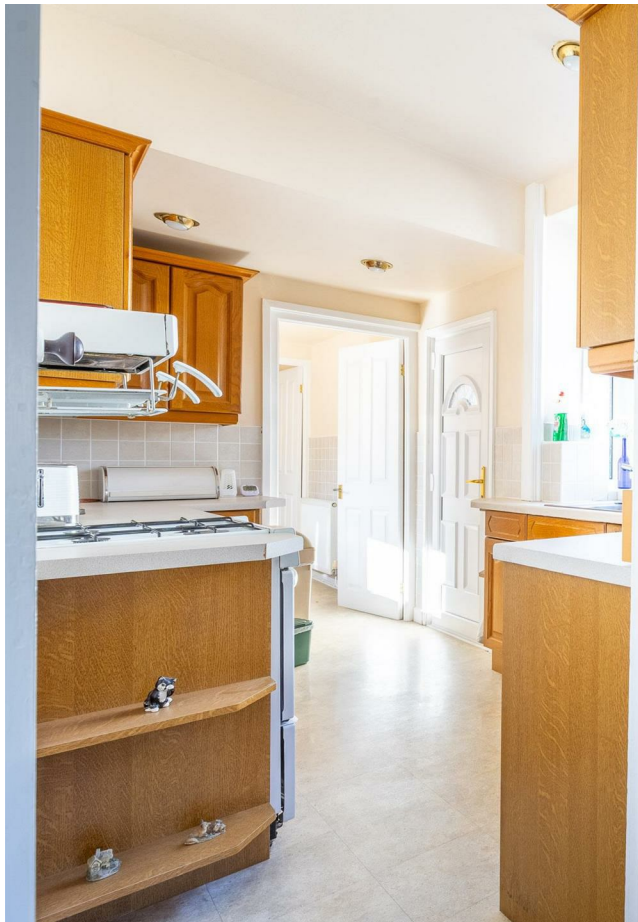
VIEWING

Viewings by appointment with Baker, Wynne, and Wilson.

Telephone: 01270 625214

www.bakerwynneandwilson.com

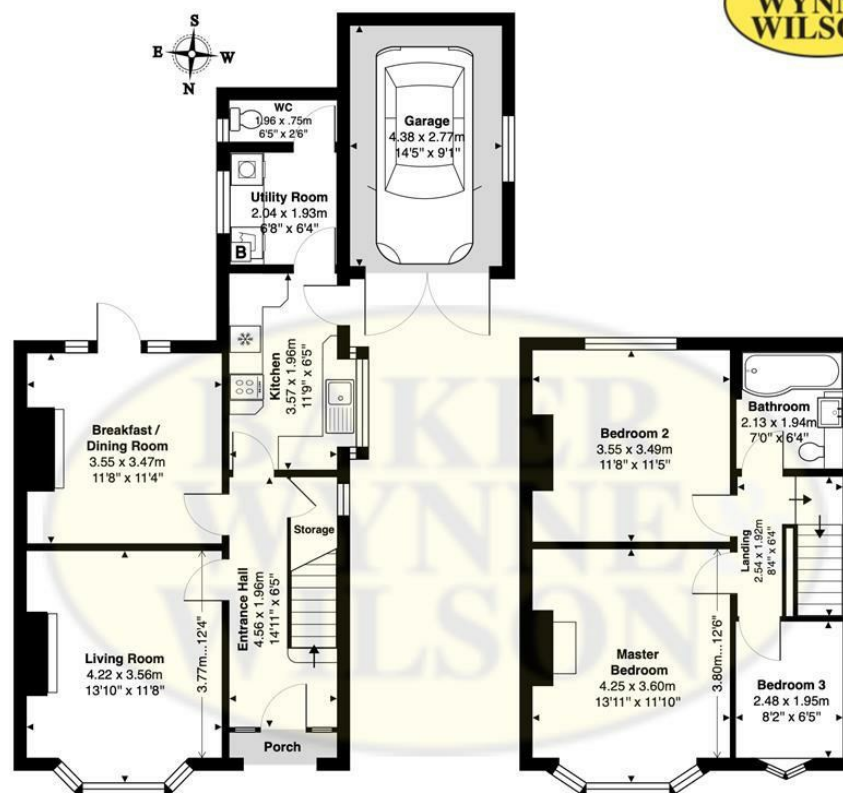




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Ground Floor
Floor Area: 65.0 m² ... 700 ft²

First Floor
Floor Area: 43.1 m² ... 464 ft²

5 CHERRY GROVE, NANTWICH, CHESHIRE, CW5 5HW

Approximate Gross Internal Area: 108.1 m² ... 1164 ft² Includes Garage

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 Ltd 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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