



15 Ayrshire Drive, Henhull, Nantwich, CW5 6XG
Offers Over £330,000



In association with



A freehold house constructed within the early phases of the development by Taylor Wimpey UK Limited a 'Alton' designed three-bedroom semi-detached house, circa 1,085 sq. feet (gross internal area) over three floors with no garage, situated within a cul-de-sac on the edge of the development.

Owner additions:-

- 1) Stone worktops to kitchen
- 2) Sharps bedroom furniture
- 3) External hard landscaping

DIRECTIONS TO CW5 6XG

What3words /// ribs.connector.spacing

OUT AND ABOUT

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station.

Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a few festivals throughout the year including The Nantwich Show. The schools in Nantwich have an excellent reputation and places are highly sought after.

ACCOMMODATION

With approximate measurements comprises:

GROUND FLOOR

Canopy Porch.

HALL

Meter cupboard.

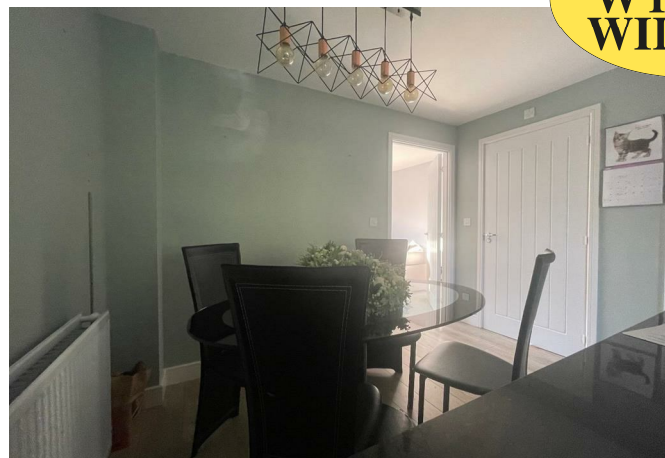
BREAKFAST/KITCHEN

17'1" x 10'6"

Granite worktops.

DOWNSTAIRS W/C

Close coupled WC, wash hand basin





SITTING ROOM

13'10" x 11'6"

Double glazed patio doors.

FIRST FLOOR**BEDROOM NO. 2**

11'4" x 12'2"

Fitted wardrobes, built-in cupboard.

BATHROOM

Modern suite comprising panel bath with electric shower over, close coupled WC, pedestal wash hand basin.

BEDROOM NO. 3

10'0" x 7'2"

Build in cupboard.

SECOND FLOOR**MASTER BEDROOM**

22'0" x 13'9" including ensuite

Sharps built in wardrobes.

ENSUITE SHOWER ROOM

Double shower, pedestal wash hand basin, W/C

EXTERNALLY

Driveway with shared approach, providing off-road parking for approximately three cars.

Rolex electric car charging point.

Astro to side, slate path

Upper and lower terraced patio area

Single external power point and cold-water tap

Water feature

Westerly facing rear garden

Close boarded boundary fences

Open front aspect

Note:

Land Registry title register: CH682929

Kingsbourne (Nantwich) Community Management Limited.

We are currently unaware of the current annual charge for this service.

SERVICES

All mains services connected

TENURE

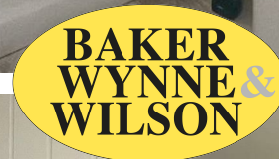
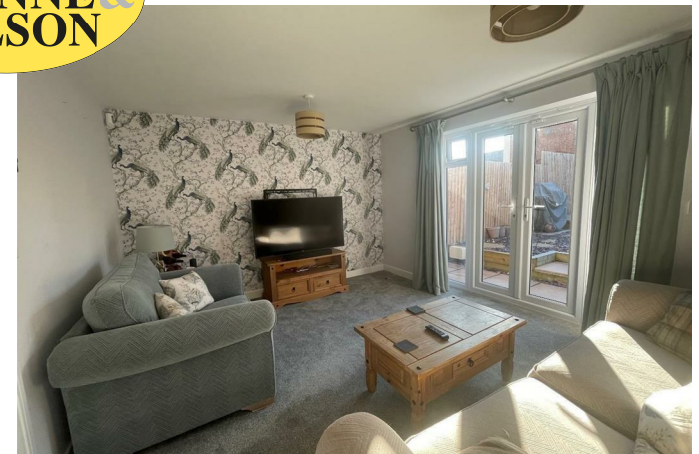
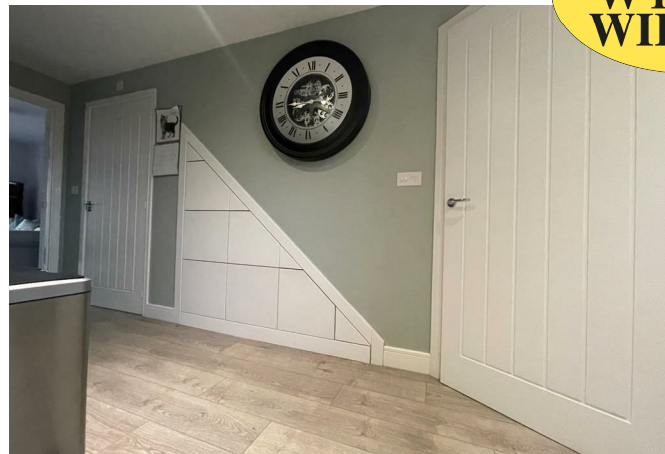
Freehold

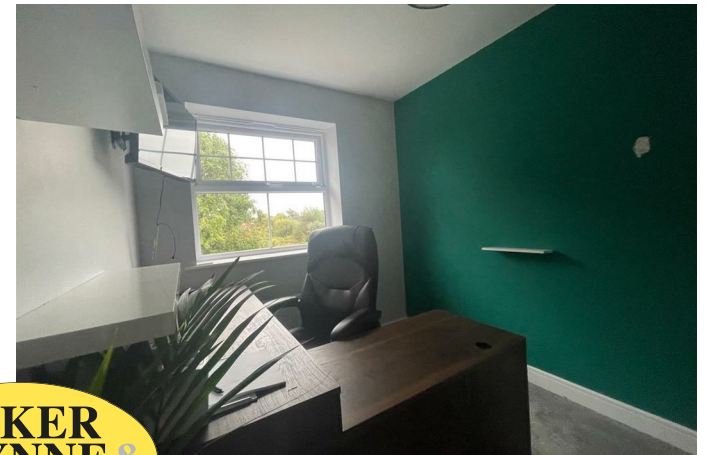
COUNCIL TAX

Band C.

VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

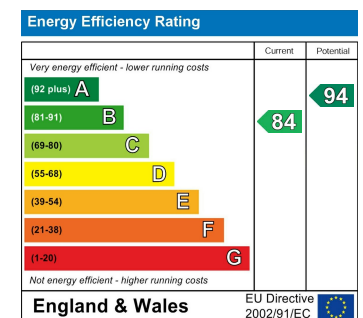




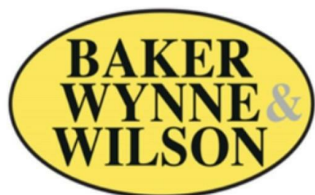
**BAKER
WYNNE &
WILSON**



www.bakerwynneandwilson.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



In association with



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

