



11 Gibson Close, Nantwich, CW5 5UN
£104,000

**BAKER
WYNNE &
WILSON**

THIS CONVENIENTLY LOCATED ONE-BEDROOM FLAT, WITHIN WALKING DISTANCE TO LOCAL AMENITIES, INCLUDES A GARAGE AND PARKING SPACE.

SUMMARY

Hallway, Living Room, Kitchen, Bedroom, Bathroom, Garage and Parking Space.

DESCRIPTION

A one bedroom first floor flat in the heart of Nantwich, Cheshire, with a modern kitchen, stylish bathroom, and close proximity to local amenities. Includes the added convenience of a private garage and dedicated parking space.

LOCATION & AMENITIES

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 salt water pool, riverside walks, lake, nearby canal network, highly regarded junior and senior schooling. 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 holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including the Nantwich Show, The International Cheese Awards, Nantwich Jazz Festival and The Food Festival.

Approximate Distances:

Crewe (Intercity Rail Network London Euston 90 minutes, Manchester 40 minutes) 4 miles.

M6 Motorway (junction 16) 10 miles.

Chester 20 miles.

Stoke-on-Trent 20 miles.

Manchester Airport is about a 45 minute drive.

DIRECTIONS

From our office, head down Beam Street onto High Street. Turn right at the traffic lights onto Waterlode Road. At the next set of traffic lights, turn left onto Fairfax Drive. Continue down Fairfax Drive and take the second right onto Gibson Close.





HALLWAY

A spacious hallway with an airing cupboard, intercom, pendant light, and carpeted floor.

LIVING ROOM

Two double glazed windows to the rear, two Creda electric heaters, TV point, pendant lights and carpeted floor.

KITCHEN

Featuring cream floor-standing and wall-mounted cupboards, black worktops, and built-in appliances including a Lamona electric oven and hob with matching extractor hood, a Zanussi washing machine, and an under-counter fridge. The kitchen also has a single bowl sink with mixer taps, partially tiled walls, an electric heater, double glazing to the front, and vinyl flooring.

BEDROOM

Double bedroom with built in wardrobe with sliding mirrored doors, WI-FI point, electric heater, double glazed window to front, pendant light and carpeted floor.

BATHROOM

A white three-piece suite comprising a low flush W/C, a panel bath with hot and cold taps and a Mira electric shower above, a pedestal sink, spotlights, a double-glazed frosted window to the front, and vinyl flooring.

GARAGE

Single garage with an up and over door.

SERVICES

All mains services are connected to the property. 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

Leasehold 977 years

Annual Service Charge - £1,440 approx

Annual Ground Rent - £80.00

COUNCIL TAX

Band B

VIEWINGS

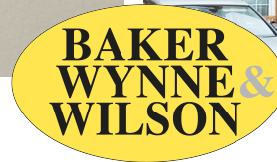
Viewings by appointment with Baker, Wynne and Wilson.

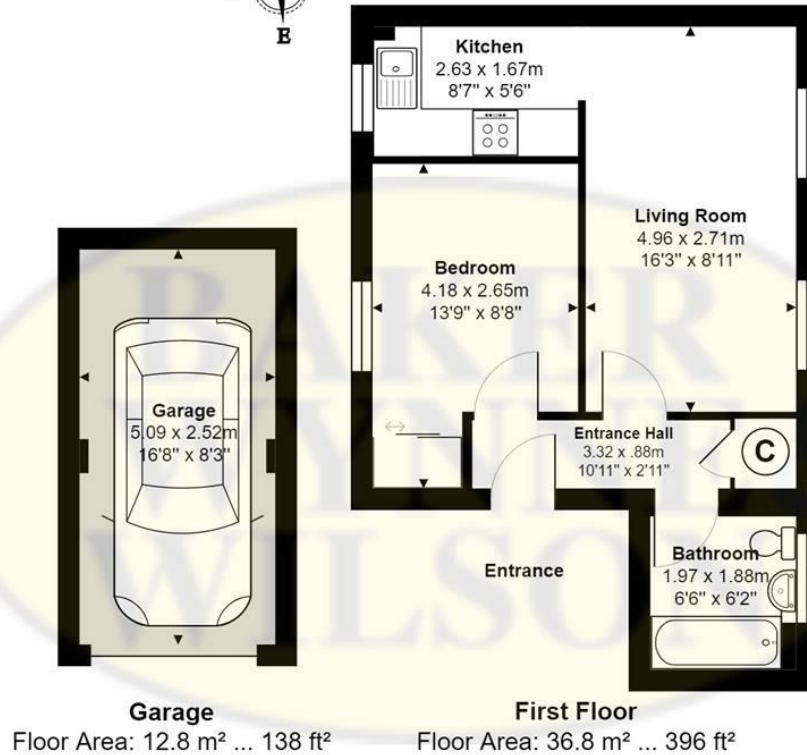
Telephone: 01270 625214



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Approximate Gross Internal Area: 49.6 m² ... 534 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 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

