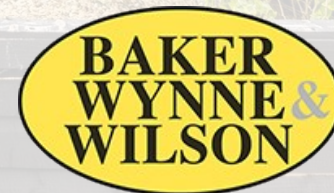




4 Barony Buildings, Nantwich, Cheshire, CW5 5QQ
Offers Over £200,000



In association with



A BEAUTIFULLY RENOVATED TWO BEDROOM TERRACE PROPERTY, WITH OFF ROAD PARKING

SUMMARY

Living room, dining room, kitchen, landing, two bedrooms, bathroom, off road car parking, garden. UPVC double glazed windows, gas central heating.

LOCATION AND AMENITIES

The house is situated off Barony Road, close to the Barony Park, local general store/newsagent and Bargain Booze. Nantwich town centre is within easy walking distance via Hurleston Buildings, Weaver Road onto Beam Street. The larger centre of Crewe, with its intercity railway network (London Euston 1½ hours, Manchester 40 minutes) is about 4 miles. The M6 motorway (junction 16) is 10 miles.

DESCRIPTION

This well-presented two-bedroom mid-terrace home has recently undergone a full renovation. The property features a spacious open-plan living/dining room, a modern kitchen, two bedrooms, and a bathroom. It benefits from pedestrian access at the front and a low-maintenance gravel and patio garden to the rear.

DOWNSTAIRS

Upon entering the property, you are welcomed into a spacious 24ft long open-plan living/dining room, offering plenty of space and natural light from a front-facing double-glazed window and a UPVC entrance door with frosted panels.

To the rear of the property is the kitchen, which includes matching wall and base units, integrated appliances including a fridge/freezer, oven, and hob, along with plumbing for a washing machine and dryer. The kitchen also features a double-glazed skylight, a rear-facing window, and a back door providing access to the garden.

The living/dining room is finished with carpeted flooring, while the kitchen has a wooden floor. All rooms include radiators and light fittings.

UPSTAIRS

Upstairs, there are two well-proportioned bedrooms—one large double and a second bedroom suitable as a single bedroom or home office. The bathroom is fitted with a three-piece suite including a panelled bath with overhead shower and tiled walls, low-flush WC, and a vanity unit with sink. A frosted double-glazed window provides natural light and privacy.

Each upstairs room includes double-glazed windows, radiators, light fittings, carpeted flooring in the bedrooms, and tiled flooring in the bathroom.

GARDEN

To the front, the property is accessed via a pedestrian pathway with a gravelled area leading to the entrance. The rear garden features a gravelled parking area for two vehicles, along with a patio area for outdoor seating.

SERVICES

All Mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, 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 A

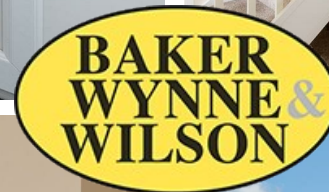
VIEWINGS

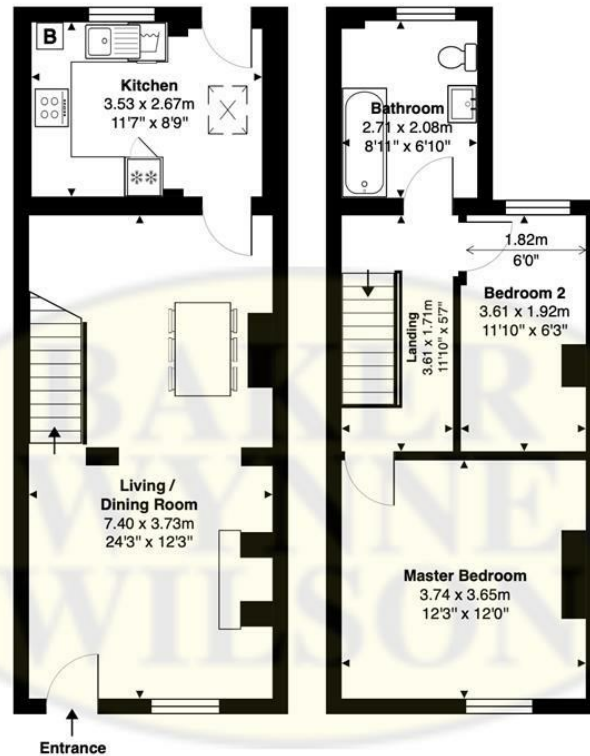
01270 625214

38 Pepper Street, Nantwich



www.bakerwynneandwilson.com





Ground Floor
Floor Area: 38.0 m² ... 409 ft²

First Floor
Floor Area: 33.9 m² ... 365 ft²

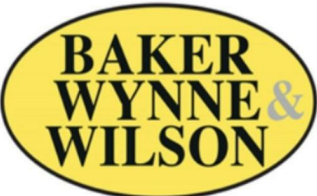
4 BARONY BUILDINGS, NANTWICH, CHESHIRE, CW5 5QQ

Approximate Gross Internal Area: 71.9 m² ... 774 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.
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		85
(81-91) B		
(69-80) C		69
(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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38 Pepper St, Nantwich CW5 5AB
01270 625214
office@bakerwynneandwilson.com



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