



1 Western Avenue, Nantwich, CW5 7AH

Guide Price £435,000

**BAKER
WYNNE &
WILSON**

A WELL PROPORTIONED AND INDIVIDUAL, FOUR BEDROOM, DETACHED HOUSE WITH A LARGE SOUTH WEST FACING GARDEN, OVERLOOKING PARK ROAD BOWLING GREEN, ON THE SOUTHERN CONFINES OF NANTWICH

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, Four Good Bedrooms, Bathroom, Separate W/C, Integral Garage, Gas Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Area. Gardens.

DESCRIPTION

A detached house, constructed of brick under a tiled roof and approached over an impregnated concrete drive providing car parking and turning space. It was built in the late 1960's to a three bedroom design and enlarged in the 1970's. The house itself is a well balanced home that can be immediately moved into, whilst also offering obvious scope to modernise, enhance and adapt. The house extends to about 1,500 square feet (gross internal) including the integral garage.

The well established garden is a delight and enjoys a South Westerly aspect.



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LOCATION & AMENTIES

1 Western Avenue is located on the Southern confines of Nantwich, 0.75 of a mile from the town centre. The property is not only within walking distance of the town centre, but also within a short walk of a family friendly pub, local co-operative store and other shops. A high demand for properties in the area is mainly due to the excellent schools, both primary and secondary being close by.

The house benefits from a convenient setting in a highly favoured residential position within walking distance of Nantwich and nearby to Shrewbridge Lake and the River Weaver. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 20th 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 and nearby canal network.

Nearby to the M6 (junction 16) 10 miles. Crewe mainline railway station is 5 miles.

DIRECTIONS

CW5 7AH

ACCOMMODATION

With approximate measurements comprises:

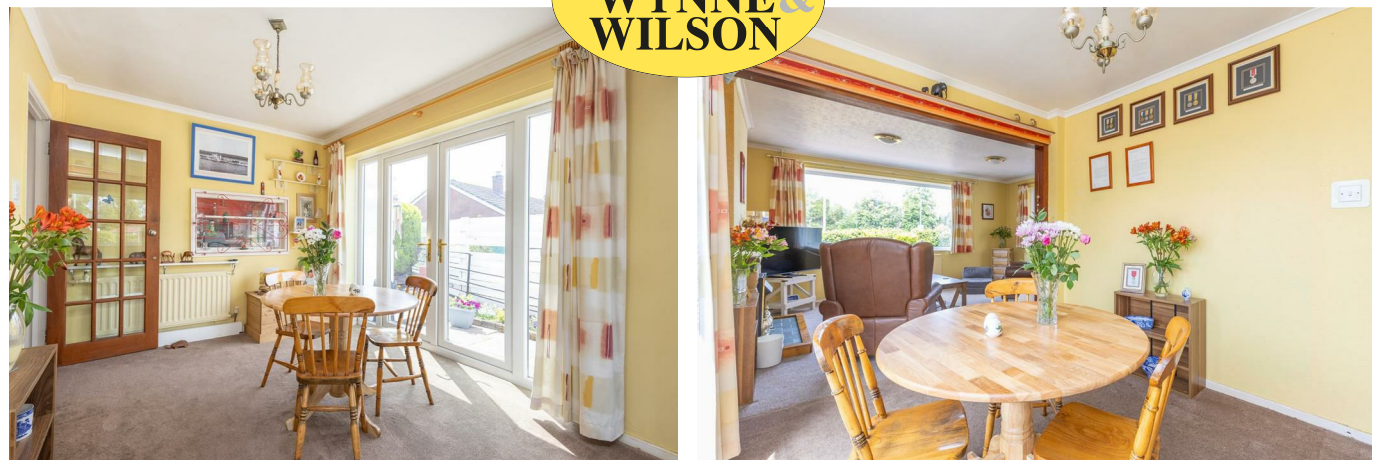
ENTRANCE PORCH

uPVC entrance door and uPVC door to reception hall.

RECEPTION HALL

10'9" x 10'4"

Cloaks cupboard, radiator.



CLOAKROOM

White suite comprising low flush W/C and vanity unit with inset hand basin, half tiled walls.

LIVING ROOM

14'10" x 11'3"

Stone fireplace, two double glazed windows, two radiators, open to dining room.

DINING ROOM

10'10" x 8'6"

Two double glazed picture windows, double glazed French windows to side, radiator.

KITCHEN/BREAKFAST ROOM

15'6" x 13'1"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, plumbing for dishwasher and washing machine, Vaillant gas central heating boiler, double glazed window to rear, door to rear.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

11'3" x 7'8" plus recess

Cylinder and airing cupboard, access to loft.

BEDROOM NO. 1

14'9" x 8'9"

Two double glazed windows, radiator.

BEDROOM NO. 2

13'2" x 8'9"

Vanity unit with inset hand basin, radiator.

BEDROOM NO. 3

22'1" x 7'8"

Two double glazed windows, radiator.

BEDROOM NO. 4

8'9" x 7'9"

Radiator.

BATHROOM

7'2" x 5'3"

Coloured suite comprising panel bath with Triton shower over and pedestal hand basin, fully tiled walls, radiator.

SEPARATE W/C

Low flush W/C.

OUTSIDE

Integral GARAGE 22'5" x 8'9" electrically operated roll over door. Impregnated concrete car parking and turning area. Summer House, Garden Shed, Greenhouse.

GARDENS

The well nurtured gardens form a particular feature of the property and are extensively lawned with herbaceous borders, shrubs, specimen trees and a fine silver birch.

SERVICES

All mains services are connected to the property.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Band E.

VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214





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1 WESTERN AVENUE, NANTWICH, CHESHIRE, CW5 7AH


Approximate Gross Internal Area: 137.1 m² ... 1476 ft² (Includes Garage / Workshop, excluding storm porch)

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 2025. Copyright.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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