



7 Ravens Corner, Ravensmoor, Nantwich, CW5 8PP

Guide Price £295,000



In association with



WELCOME TO THIS THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING FOR FOUR CARS AND A SPACIOUS GARDEN. IT IS A GREAT OPPURTUNITY FOR SOMEMONE TO PUT THERE OWN STAMP ON THE PROPERTY.

SUMMARY

ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, BOILER ROOM, CLOAK ROOM, THREE BEDROOMS, BATHROOM, WORKSHOP AND OFF ROAD PARKING

LOCATION AND AMENITES

Ravens Corner is situated in the pretty village of Ravensmoor, just 2.5 miles from Nantwich town centre. The popular pub/restaurant, The Farmers Arms, is a short stroll from the house. Nantwich hosts many events throughout the year, including the annual Jazz Festival, The Nantwich Show and Food Festival. There are monthly farmers markets in the Square and a range of performances at the Nantwich Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within the attractive historical buildings. Ravensmoor is well placed for access to the mayor road networks and junction 16 of the M6 motorway, 12 miles, Crewe Station 7 miles, has direct services to London Euston (90 minutes). The picturesque village of Wrenbury is 3 miles and has a medical centre, primary school, tennis/bowling club, church, public house and village store/post office.

DOWNSTAIRS

Upon entering the property, you are welcomed into a spacious entrance hall with wooden flooring, under-stairs storage, and access to both the kitchen and living room.

The kitchen features matching wall and base units, with a characterful fireplace alcove framed by exposed brick. There is space and access for a range of appliances.

To the rear of the property, there is access to a boiler room, utility room, and cloakroom—all fitted with tiled flooring and ceiling lights.

The generous living room opens into a dining area, which includes a brick chimney breast housing a centrally positioned wood-burning stove. The stove is set on a slate hearth with substantial flagstone slabs.

The living room, dining room, and entrance hall all benefit from wooden flooring, ceiling cornices, ceiling lights, radiators, and double-glazed windows.





UPSTAIRS

Upstairs, there are three bedrooms—two spacious doubles and one single. The main bedroom includes an open fireplace with a tiled hearth.

The bathroom is fitted with a three-piece suite, comprising a pedestal sink, traditional high-level cistern toilet, and a panelled bath. A frosted double-glazed window provides privacy and natural light.

Each room is finished with carpeted flooring, ceiling cornices, radiators, and double-glazed windows.

OUTSIDE

A block-paved driveway provides off-road parking for up to four vehicles, with a gravelled area to the side and a lawned section featuring mature trees. Gated paved access leads along the side of the property to the rear garden.

GARDEN

To the rear, there is a patio area and a gravelled garden bordered by mature hedges and shrubs. At the far end of the garden is a shed/workshop with a concrete base, complete with power and lighting. The oil tank is also located in the garden.

SERVICES

Mains water, electricity and drainage.

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

COUNCIL TAX

Tax Band C

TENURE

FREEHOLD

VIEWINGS

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

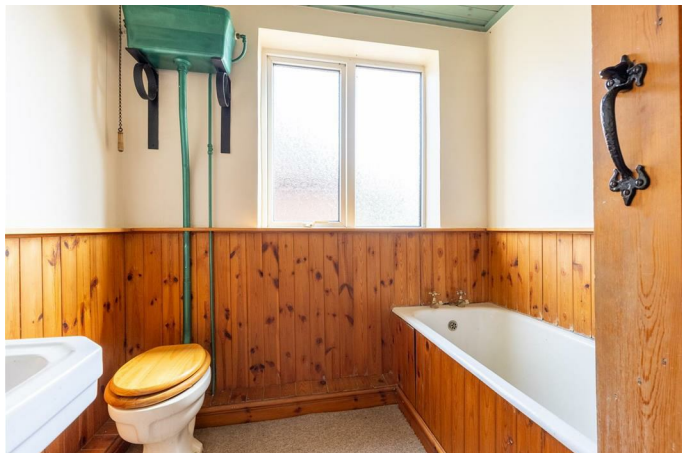


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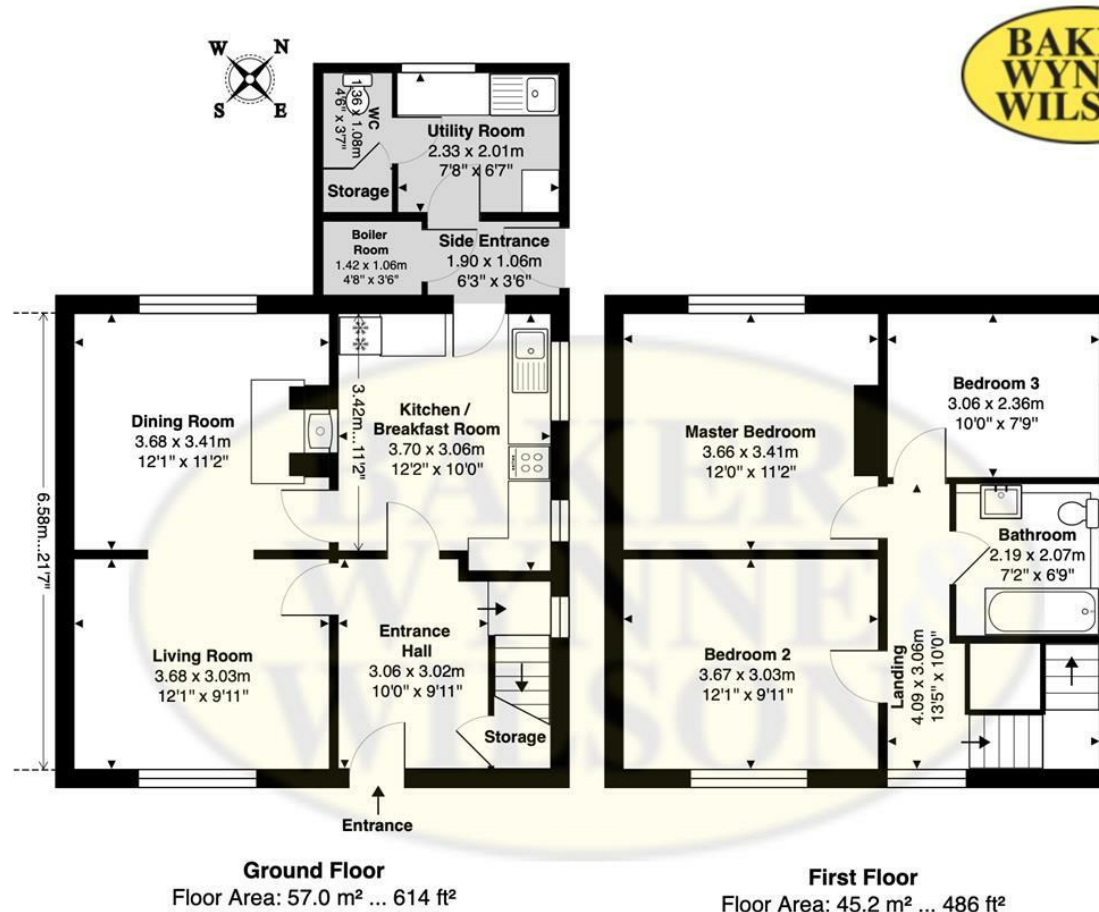




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Approximate Gross Internal Area: 102.2 m² ... 1100 ft²

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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.