



8 Maisterson Court, Nantwich, Cheshire, CW5 5TZ
£359,500



SUMMARY

Entrance Hall, Cloakroom, Living Room/Dining Room, Kitchen/Breakfast Room, Rear Porch/Utility, Landing, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, Integral Garage, Gas Central Heating, uPVC Double Glazed windows, Solar Panels, Cavity Wall Insulation, Car Parking Space, Gardens

DESCRIPTION

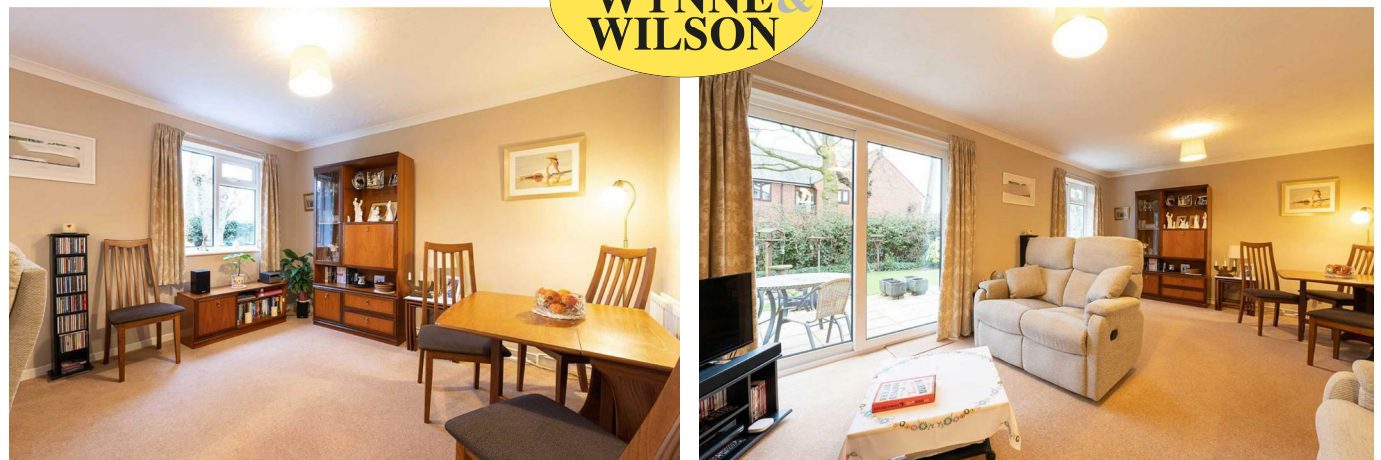
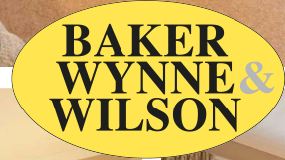
The property, built in 1978 of brick under a tiled roof is approached over a flagged drive. The accommodation, on two floors only, has been updated in recent years and is well presented throughout. Perhaps its most appealing feature, is its setting, tucked away in a cul de sac, with a lovely rear garden, a 450 yard walk from the town centre.

The present owners have been in this house for 43 years and that says everything about what a first class location and house this is.

The owned solar panels provide an annual income of about £600.

LOCATION AND AMENITIES

Pedestrian access via Monks Lane, Churchyardside and onto the Square. Nantwich contains an excellent range of urban facilities, which combine with a number of interesting buildings to provide a pleasing living and working environment. The larger centre of Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles and the M6 motorway (Junction 16) is 10 miles



DIRECTIONS

From our Nantwich office proceed along Beam Street, past the fire station and take the first turning on the right into Scaife Road, first right into Maisterson Court and the property is located on the right hand side.

THE ACCOMODATION COMPRISES

With approximate measurements

ENTRANCE HALL

Composite entrance door, understairs store, radiator

CLOAKROOM

Low flush WC and hand basin - refitted 2021

LIVING ROOM/DINING ROOM

19'6" x 12'2"

Timber fire surround with composite marble inset and hearth, double glazed window and double glazed sliding patio doors to garden, radiator

KITCHEN/BREAKFAST ROOM

14'10" x 8'1"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with work tops, wall cupboards, integrated double oven and four burner gas hob unit with extractor hood above, integrated dishwasher, hatch to dining area, radiator

REAR PORCH/UTILITY

7'0" x 3'5"

Double glazed window and door to the rear, electric heater, plumbing for washing machine



STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Access to loft, linen cupboard with electric heater

MASTER BEDROOM

18'6" x 10'5" overall

Two built in wardrobes, radiator

ENSUITE SHOWER ROOM

Refitted in 2019

White suite comprising low flush WC and vanity unit with inset hand basin, tiled shower cubicle with Triton shower, light/shaver point, mirror fitting, radiator

BEDROOM NO.2

12'4" x 10'6"

Built in double wardrobe, fitted furniture comprising one double and one single wardrobe, two bedside cabinets and dressing table, radiator

BEDROOM NO.3

9'6" plus recess x 8'5"

Built in double wardrobe, radiator

BEDROOM NO.4

8'9" x 8'6"

Built in wardrobe, radiator

BATHROOM

8'8" x 5'7"

Refitted in 2020.

White suite comprising panelled bath with mixer shower, low flush WC and vanity unit

with inset hand basin, half tiled walls, fully tiled around bath, light/shaver point, mirror fitting, heated towel rail, radiator

OUTSIDE

Integral GARAGE 18'2 x 7'9" up and over door, power and light, solar panel controls, Baxi gas combination boiler (2019). Exterior lighting. Car parking space in front of garage.

GARDENS

The rear garden enjoys a South Westerly aspect. It is lawned with a flagged patio, herbaceous borders and a timber shed. Timber summer house with cedar shingle roof. Awning. Brick barbeque.

SERVICES

All mains services are connected. Solar panels.

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

Freehold

COUNCIL TAX BAND D

VIEWING

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214

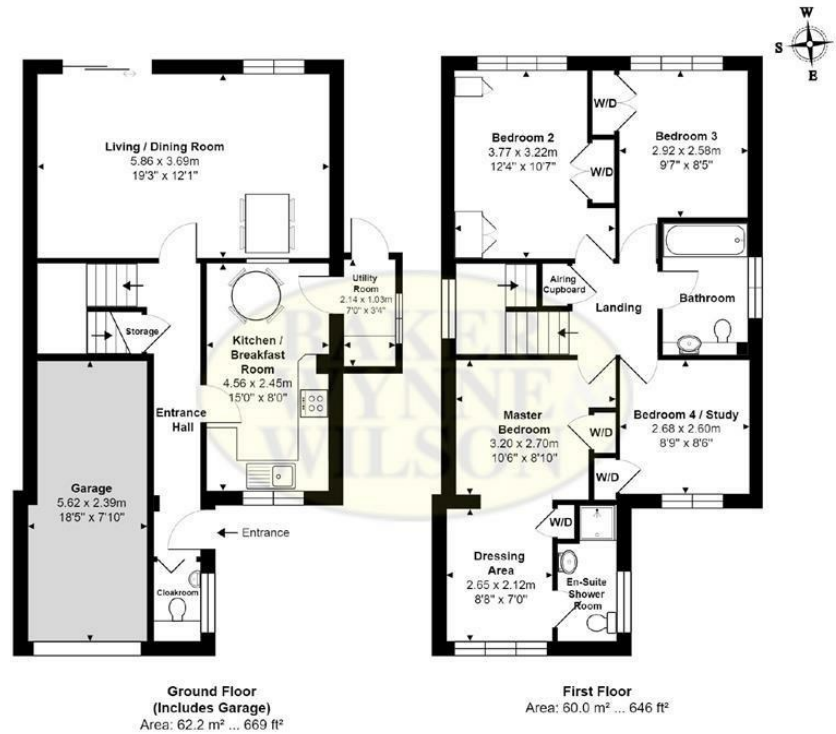
www.bakerwynneandwilson.com





**BAKER
WYNNE &
WILSON**

8 MAISTERSON COURT, NANTWICH, CHESHIRE, CW5 5TZ



Approximate Gross Internal Area: 122.2 m² ... 1315 ft² (Includes Garage)
While 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 Green House EPC Ltd 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(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