



68 Highfield Drive, Nantwich, CW5 6EX  
Offers In The Region Of £295,000

FOR SALE  
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A WELL MAINTAINED TRADITIONAL STYLE SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT CONVENIENT TO MOST AMENITIES. SPACIOUS REAR GARDENS EXTENDING TO SOME 100 FEET PLUS. OPEN ASPECT.

## SUMMARY

Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom. Large Rear Garden.

## DESCRIPTION

The property is constructed of brick under a tiled roof built approximately in the 1960's with the present vendors being the only occupants since 1966. During that time they have taken much care and attention with regards to the maintenance and has a particularly important factor of a front entrance porch which incorporates a two-piece cloakroom within. The remainder of the accommodation enjoys a refurbished kitchen, shower room within the first floor accommodation and uPVC double glazing, soffit's and fascia boards and is in good decorative order throughout.

The rear of the property is a particular important factor as there is an extensive patio and lawned area that extends to approximately 120 foot in length and furthermore enjoys an open aspect over farmland with rolling countryside which has tremendous potential for growing families or keen gardeners.

The whole occupies superb potential and can strongly recommend immediate inspection.



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## LOCATION & AMENITIES

Highfield Drive occupies an elevated position which has always proved to be a popular living environment with the majority of the properties being either semi-detached houses. Nantwich town centre is approximately 10 minutes walking distance and contains a wide variety of multiple brand named stores and renowned local retailers. The highly recommended Highfield Primary School is located within the development and is a feeder school to Malbank School/Sixth Form College. There are two bus stops within Birchin Lane which gives access to surrounding areas.

## DIRECTIONS

From our Nantwich office proceed along Beam Street to the traffic lights, straight on into Park View, take the second turning on the right into Birchin Lane, take the second turning on the left which is Highfield Drive, follow the road around and the property is situated on the right hand side.

## ACCOMMODATION

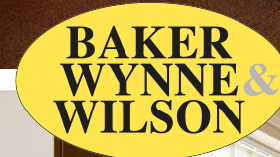
With approximate measurements comprises:

### ENTRANCE HALL

Double glazed door and window. Leading to Cloakroom

### CLAOKROOM

With hand basin, low level W/C and double glazed window.



## LOUNGE

11'6" x 11'5"

With double glazed picture window, stone/tiled feature fireplace with gas coal effect fire, two wall light points, TV point, open plan to the dining room.

## DINING ROOM

10'3" x 10'1"

Radiator, double glazed French doors to rear garden.

## KITCHEN

10'1" x 8'1"

Range of units with sink unit, cupboards and drawers, matching base units, electric hob unit, built in oven, built in fridge, decorative style walls, double glazed window, rear door.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Double glazed window, store cupboard.

## BEDROOM

11'6" x 10'0"

Radiator, double glazed window, store cupboard.

## BEDROOM

10'2" x 10'2"

Radiator, double glazed window, rear aspect.

## BEDROOM

8'10" x 8'5" measurements to extremes  
Double glazed window, built in store cupboards, radiator.

## BATH/ SHOWER ROOM

With shower cubicle, pedestal wash basin, fully tiled walls, heated towel rail, two double glazed windows.

## SEPARATE W/C

Low level W/C, double glazed window, fully tiled walls.

## OUTSIDE

There is ample parking within the driveway, Indian stone pathway, precast GARAGE with up and over door, side access with Indian stone leading to a raised patio area, steps leading to lawned area with natural borders and extends to 120 foot enjoying delightful open aspect over farmland.

## 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.

## COUNCIL TAX

Band C.

## TENURE

Freehold

## VIEWING

By appointment with Baker Wynne and Wilson  
012370 625214

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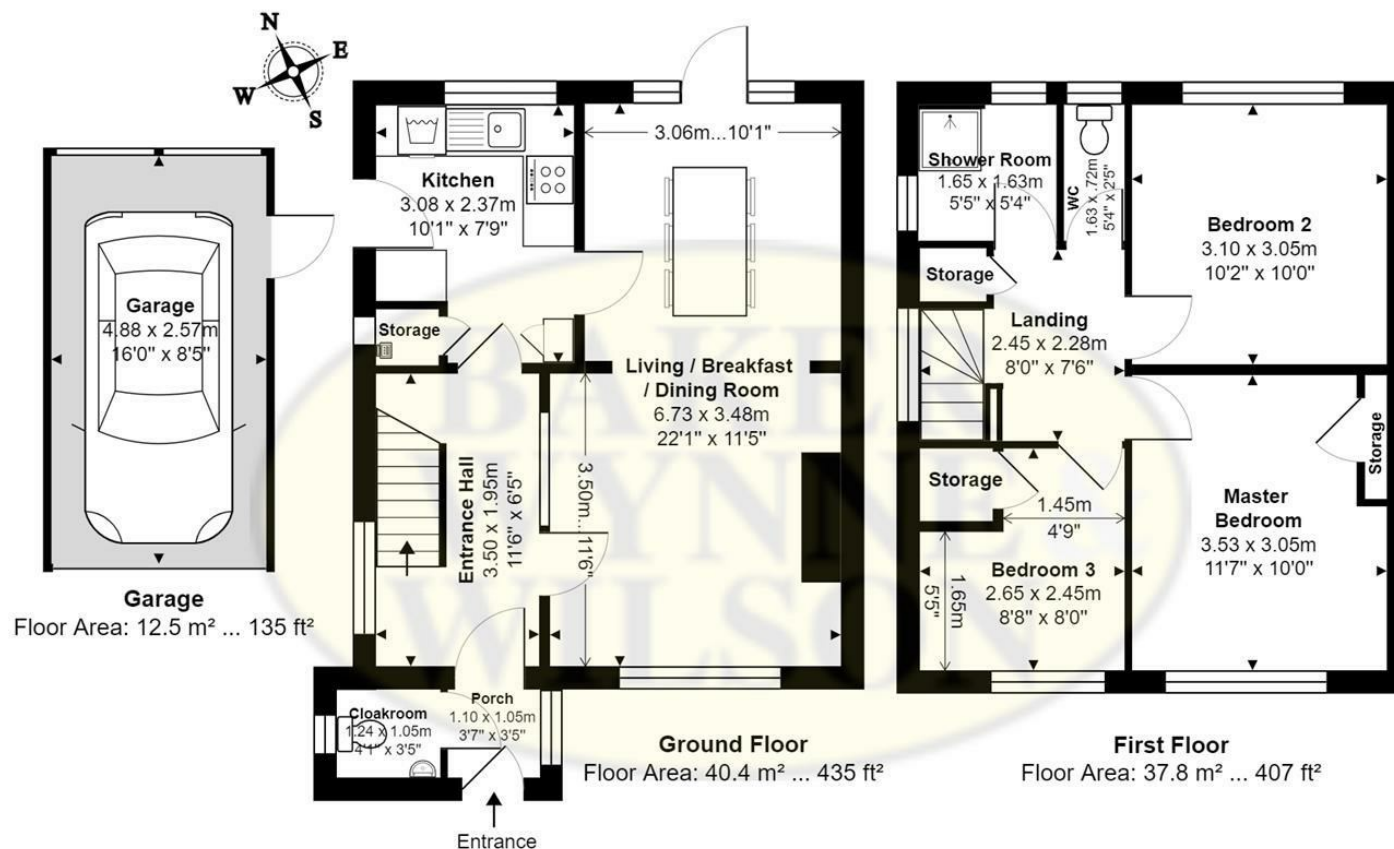




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### 68 HIGHFIELD DRIVE, NANTWICH, CHESHIRE, CW5 6EX

Approximate Gross Internal Area: 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup> (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 |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>82</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>59</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | 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