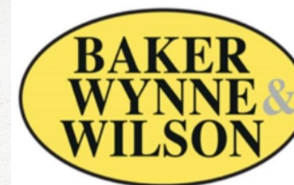




Sparrows Nest, 121 Audlem Road, Nantwich, CW5 7EB
Guide Price £295,000



In association with



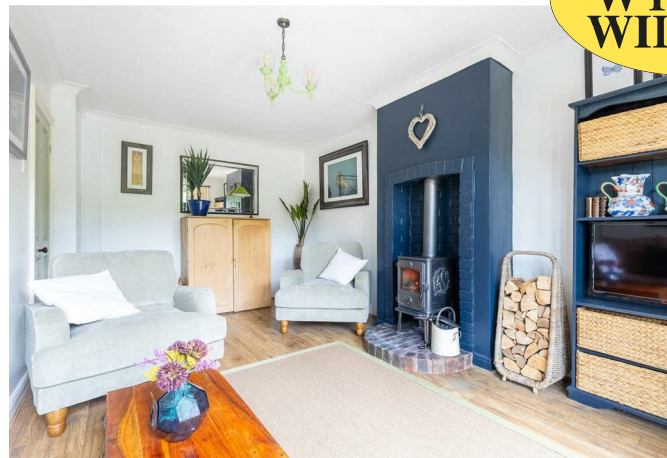
AN ATTRACTIVE, TASTEFULLY REFURBISHED, DETACHED BUNGALOW IN A PRIVATE EASILY MANAGEABLE GARDEN SETTING, ON THE SOUTHERN CONFINES OF NANTWICH, .85 OF A MILE FROM THE TOWN CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Living Room, Kitchen/Dining Room, Two Bedrooms, Shower Room, Integral Garage, Gas Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Space, Gardens, Workshop/Office.



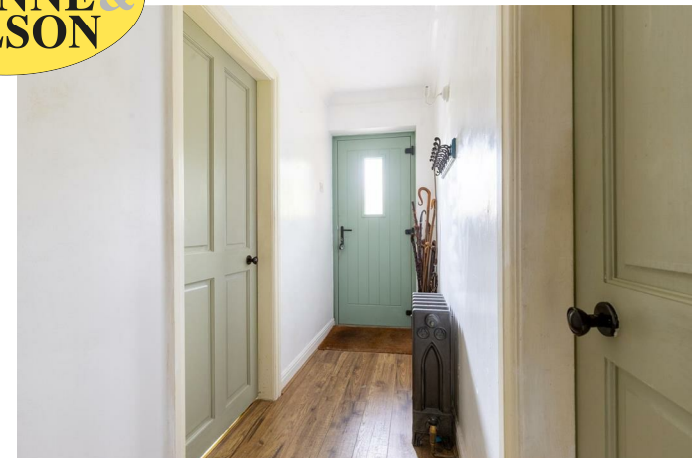
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DESCRIPTION

This individual detached bungalow was built in 1989 of brick under a tiled roof and is approached over a drive to a car parking and turning area. It has been tastefully refurbished in recent years and enjoys a lovely warm "cottage style" feel. Particular features include the Chartwell Green Rehau uPVC double glazed windows and the Morso multifuel stove in the living room.

Priced competitively, offered with no on going chain and in a great location, this "cottage style" detached bungalow is well worthy of inspection.



LOCATION & AMENITIES

Sparrows Nest is located on the Southern confines of Nantwich, .85 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, a local co-operative store and other shops.

The bungalow benefits from a convenient setting in a highly favoured residential position. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, a medieval 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.

Crewe mainline railway station (London Euston 90 minutes, Manchester 40 minutes) is 5 miles and the M6 (junction 16) is 10 miles.

DIRECTIONS

Proceed out of Nantwich centre along Wellington Road which continues onto the A529 Audlem Road, continue past the entrance to Brine Leas Academy/BL6 Sixth Form College, continue over the traffic lights and the property is located on the left hand side.

ACCOMODATION

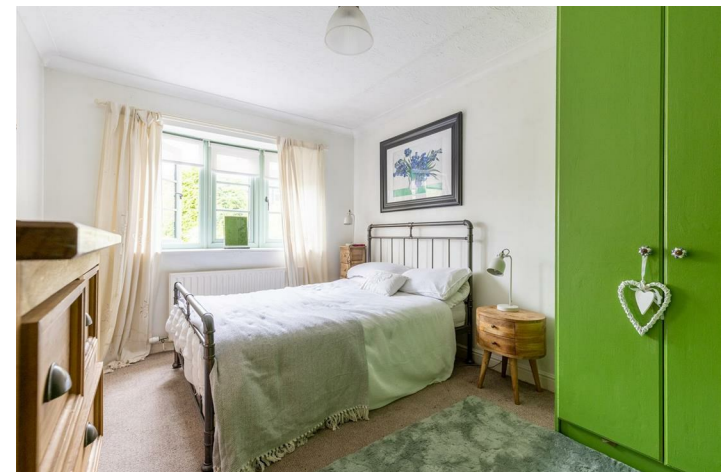
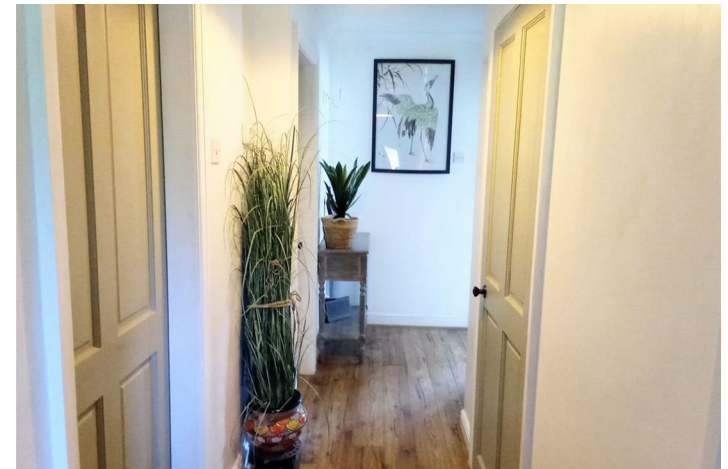
With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

19'6" x 5'4"

Linen cupboard, hanging fitting, ceiling cornices, cast iron radiator.



LIVING ROOM

16'1" x 14'7"

Fireplace with brick hearth, brick surround and inset, Morso multi fuel stove, two double glazed picture windows and French doors to rear garden, two cast iron radiators.

KITCHEN/DINING ROOM

14'6" x 10'5"

Excellent range of units comprising floor standing cupboard and drawers with worktops, wall cupboards, ceramic one and half bowl single drainer sink unit, Smeg integrated oven and four burner gas hob unit with extractor hood above, Bosch integrated dishwasher and washing machine, integrated refrigerator, inset ceiling lighting, ceiling cornices, door to side, door to garage, quarry tiled floor, cast iron radiator.

BEDROOM NO. 1

13'6" x 9'3"

Fitted wardrobes and drawers, double glazed bow window, radiator.

BEDROOM NO. 2

8'10" x 8'0"

Ceiling cornices, radiator.

SHOWER ROOM

7'0" x 5'6"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with Niagara screen, shower and hand held shower, fully tiled walls, tiled floor, chrome radiator/towel rail.

OUTSIDE

Integral GARAGE 16'5" x 8'8", Worcester gas fired central heating boiler up and over door, power and light. Car parking and turning area. Exterior lighting.



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Outside tap. Workshop/Office by Cosy Shed of timber construction under a shingle roof with power and light, desk and shelving. Coal bunker.

GARDENS

Easy manageable gardens to the front and the rear garden and is flagged with flower and herbaceous borders. The front garden enjoys a private circular block paved patio, climbing rose, shrubs and specimen trees.

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.

TENURE
Freehold.

COUNCIL TAX
Band D.

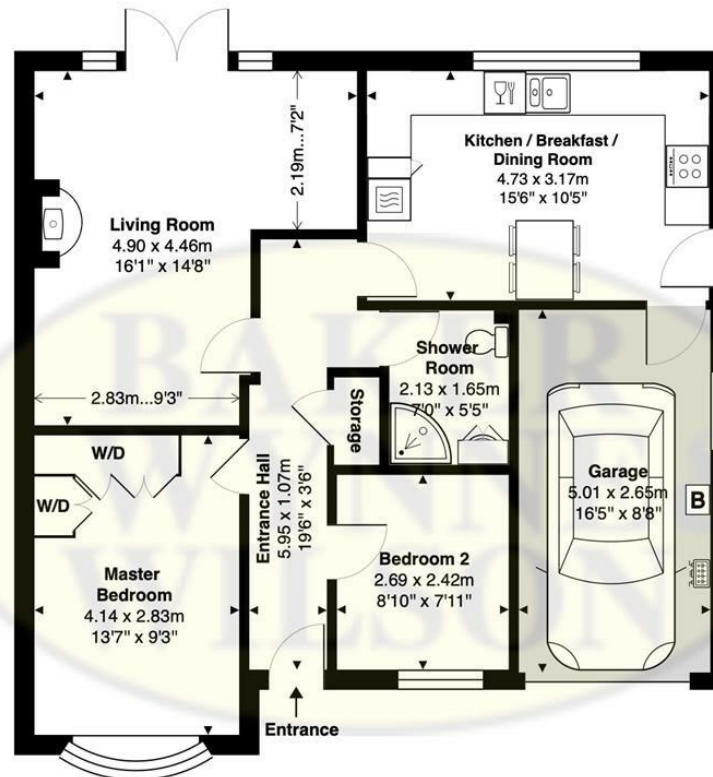
VIEWINGS
By appointment with Baker
Wynne & Wilson
01270 625214



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SPARROWS NEST, 121 AUDLEM ROAD, NANTWICH, CHESHIRE, CW5 7EB

Approximate Gross Internal Area: 80.3 m² ... 864 ft² 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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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