



15 Mill Street, Nantwich, CW5 5ST
Guide Price £350,000

**BAKER
WYNNE &
WILSON**

AN EXQUISITE END PERIOD COTTAGE WITH A SOUTH FACING GARDEN, IN THE HEART OF NANTWICH.

SUMMARY

Entrance Hall, Living Room open to Sitting Room, Kitchen, Garden Room, Bathroom, Landing, Two Bedrooms, Loft Study Room, Gas Central Heating, Secondary Glazed Windows, Flagged Garden, No on-going chain.

DESCRIPTION

This hugely appealing end cottage is constructed of brick under a slate roof and enjoys a shared (with no. 13) pedestrian access to the side. 15 Mill Street is a beautiful, comprehensively renovated cottage of immense character, charm and appeal, located in the heart of Nantwich.

The property has been successfully let as a holiday cottage for the last three years through booking.com.

LOCATION & AMENITIES

15 Mill Street occupies prominent location in the historic market town of Nantwich. The town, renowned for its history in the salt and tanning industry, today contains an excellent range of urban facilities which combine with a number of interesting buildings to provide a most pleasing living and working environment. Nantwich is a charming market town in Cheshire, set beside the river weaver with a medieval street pattern. It is a popular and prosperous town hosting a host of bars, restaurants and cafes with renowned delicatessens and butchers, all sitting comfortably alongside national retail outlets.

The A51 and Nantwich bypass provides swift access to the M6 North and South, whilst Chester and Stoke on Trent can be reached in just 30 minutes each by car. Manchester airport is about a 45 minute drive.



APPROXIMATE DISTANCES

Crewe (intercity rail network London Euston 90 minutes,
Manchester 40 minutes) 10 miles
M6 Motorway (junction 16) 12 miles.
The Potteries 15 miles.
Chester 24 miles.
Manchester Airport 37 miles.

DIRECTIONS

CW5 5ST

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

6'10" x 4'3"
Tiled floor.

LIVING ROOM OPEN TO SITTING ROOM

LIVING ROOM

11'6" x 10'10"
Fireplace with slate hearth and living flame coal effect
gas fire, two secondary glazed sash windows, beamed
ceiling, entrance door, fitted cupboards, Panasonic TV,
radiator.

SITTING ROOM

11'3" x 10'8"
Understairs store with shelving, two secondary glazed
windows, beamed ceiling, radiator.

KITCHEN

12'1" x 10'9"
Ceramic single drainer sink unit, cupboards under, floor
standing cupboard and drawer units with worktops,
Neff integrated oven and grill, Russell Hobbs four
burner gas hob unit, Sharp dishwasher, IceKing
refrigerator, part tiled walls, tiled floor, radiator. Double
doors to Garden Room.



GARDEN ROOM

14'7" x 9'5"

Vaulted ceiling with double glazed roof lights, tiled floor, two double glazed picture windows and double glazed French windows to rear garden, radiator.

BATHROOM

6'9" x 6'2"

White suite comprising panel bath with mixer shower, low flush W/C and vanity unit with inset hand basin, fully tiled around bath, tiled floor, radiator.

STAIRS FROM SITTING ROOM TO FIRST FLOOR LANDING

BEDROOM NO. 1

11'8" x 11'6"

Hand basin, fitted double wardrobe, Panasonic TV, secondary glazed sash window, radiator.

BEDROOM NO. 2

11'4" x 8'2"

Linen cupboard housing gas combination boiler, two secondary glazed windows, radiator. Steps to Study

STUDY

15'0" x 10'9"

Double glazed roof light, vaulted beam ceiling to Toshiba television.

OUTSIDE

Shared (with No. 13) flagged pedestrian access to the side.

GARDEN

South facing flagged garden to the rear.

SERVICES

All mains services are connected.

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

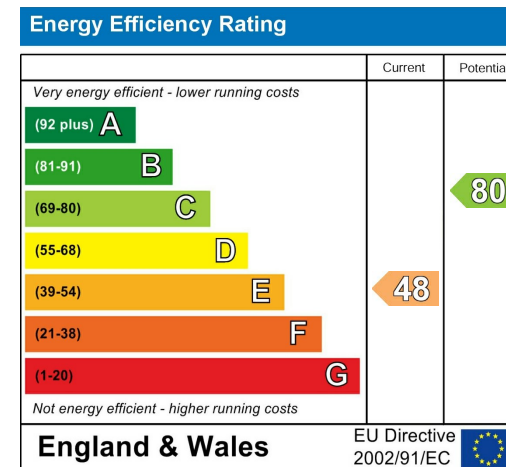
VIEWINGS

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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38 Pepper Street, Nantwich, Cheshire, CW5 5AB
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Interested? Let's Talk 01270 625214
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