



13 Malbank, Nantwich, Cheshire, CW5 5LU

O.I.R.O £185,000



*In association with*





A TRADITIONAL SEMI DETACHED HOUSE OCUPYING A CONVENIENT LOCATION ONLY A MINUTES WALK FROM THE TOWN CENTRE. DOUBLE GLAZED, GAS FIRED CENTRAL HEATING, AMPLE PARKING.

### SUMMARY

Entrance Hall, Lounge, Breakfast/Kitchen, Living Room, First Floor; Three Bedrooms, Bathroom, South Facing Garden.

### DIRECTIONS

From our Nantwich office, take the first turning on the right on to Manor Road, proceed along here past the Primary School and take the next turning on the right on to Malbank, the property is situated in the right.

### LOCATION AND AMENITIES

Nantwich town centre is within a 5 minutes walking distance being well renowned for its history in the salt and tanning industry. The town today contains a wide variety of shopping and social amenities including some major multiples answering a lot of todays needs, this combined with some interesting buildings make the most pleasant living and working environment. The recommended Wyche Primary School is located within the locality and is a feeder school to Malbank School/Sixth Form College.. The larger business centre of Crewe is approximately 6 miles and contains a fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes)

### DESCRIPTION

The property is of traditional brick construction with rendered elevations, under a tiled roof and was originally built by the local authority but has now been in private ownership for a number of years. Over more recent years the property has been rented and therefore would now benefit from general improvements, particularly in the kitchen and bathroom areas. An inspection will reveal a larger than anticipated accommodation and has the benefit uPVC double glazing and gas fired central heating from a combination boiler. The position of the property is a further benefit as it enjoys a South facing low maintenance rear garden and has additional parking towards the rear that we are lead to believe has a shared vehicular access from Manor Road. There is a gravelled area towards to the front of the property.

### THE ACCOMODATION

With approximate measurements comprises:

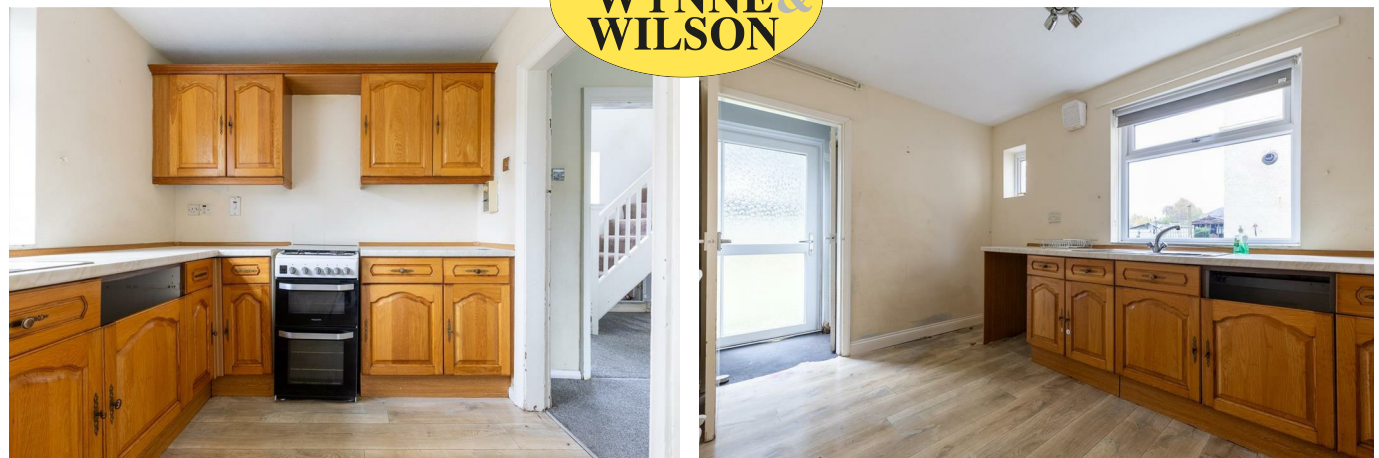
#### ENTRANCE HALL

Double glazed front door, radiator, large walk in under stairs store.

#### LIVING ROOM

15'1" x 13'1"

Light oak fireplace housing gas, coal effect fire, double glazed window, TV point, radiator, pleasant aspect.









**KITCHEN**

13'1" x 8'7"

With a range of light oak units, matching wall cupboards, work surfaces, gas cooker point, double glazed window, plumbing for washing machine, radiator.

**REAR ENTRANCE HALL**

Access to store with wall mounted gas boiler for central heating and domestic hot water.

**BATHROOM**

White suite comprising a panel bath, mixer unit, pedestal wash basin, low level WC, double glazed window, radiator.

**STAIRS TO FIRST FLOOR LANDING**

Built in cupboard.

**BEDROOM**

13'3" x 11'8"

TV point, double glazed window, radiator. Views to rear.

**BEDROOM**

11'1" x 8'2"

Double glazed window, radiator.

**BEDROOM**

13'0" x 9'6"

Double glazed window, radiator.

**OUTSIDE**

There is a gravelled parking area for up to four vehicles, side pedestrian access leads to the rear which is paved with Astor turf. There is further vehicular access through a personal gate located to the rear of the garden providing shared vehicular access

**SERVICES**

All mains services are connected.

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 B.

**VIEWINGS**

By appointment with Baker Wynne & Wilson

01270 625214



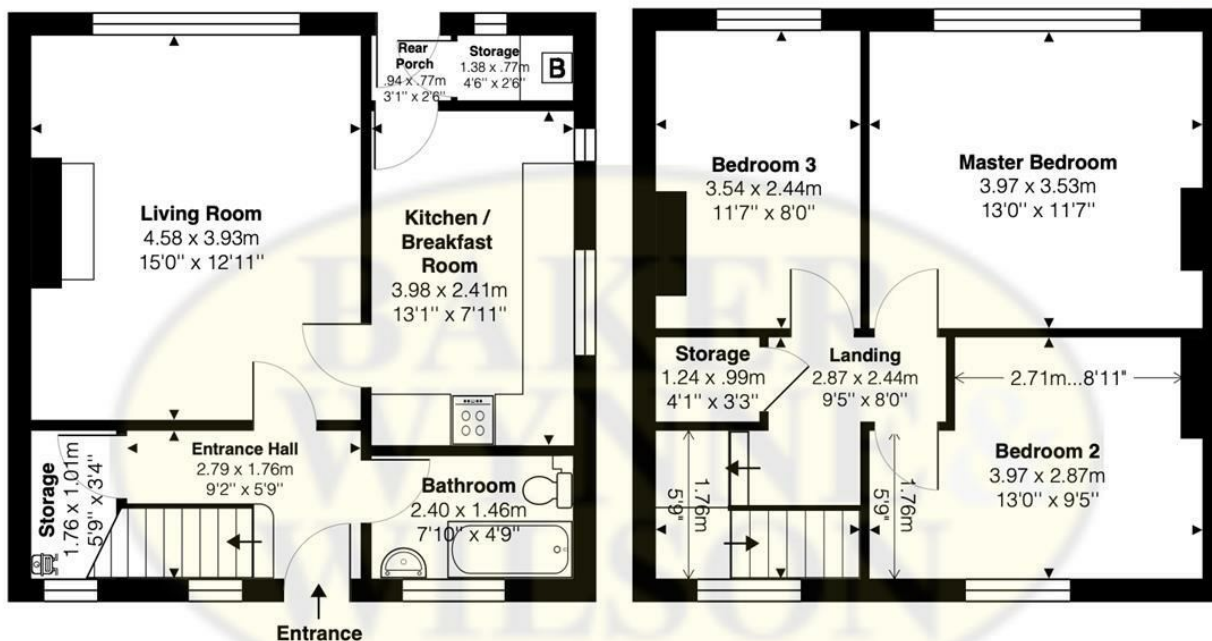
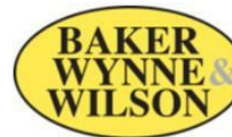
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**Ground Floor**  
Floor Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>

**First Floor**  
Floor Area: 42.5 m<sup>2</sup> ... 457 ft<sup>2</sup>

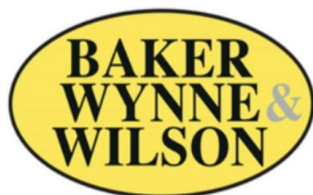
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Approximate Gross Internal Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup>

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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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