



7 Weaverside, Nantwich, Cheshire, CW5 7BD

Offers Over £450,000

**BAKER
WYNNE &
WILSON**

An outstanding modern four-bedroom, two bathroom extended detached family sized house 163.7 m2 to include the garage, set within a sought after cul de sac. The generous corner plot/side lawned rear garden is able to enjoy a sunny south facing aspect adjoining the school recreational playing fields to provide a delightful open setting, together with views over Cheshire countryside.

DIRECTIONS TO CW5 7BD

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Proceed out of Nantwich along Wellington Road and over the railway crossing. Turn right onto Park Road and left onto Newbold Way. Continue onto Hellath Wen and then turn onto Weaverside. The property is located on your left-hand side.



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GENERAL REMARKS

Comment by Mark Johnson FRICS at
Baker Wynne and Wilson

A highly individual spacious
detached residence situated in a
sought after cul de sac location
nearby to Nantwich town centre and
Nantwich Lake affording well-
presented and appointed
accommodation throughout.
Viewing highly recommended



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OUT AND ABOUT

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a few

festivals throughout the year including The Nantwich Show. The schools in Nantwich have an excellent reputation and places are highly sought after.

APPROXIMATE DISTANCES

Crewe Railway Station 4 miles (London 1 hour and 35 minutes) – M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive.

ACCOMMODATION

Briefly comprises:

OPEN PORCH

With pitched tile roof on supporting pillars.

ENTRANCE HALL

6'10" x 4'9"

uPVC entrance door, cloaks cupboard with shelving, radiator.

CLOAKROOM/WC

6'6" x 4'8"

Wash hand basin, enclosed cistern WC. Radiator.

DINING ROOM

19'0" x 18'0"

Laminate floor, deep under stairs



storage cupboard, large front uPVC double glazed window.

BREAKFAST/KITCHEN

19'2" x 10'11"

approximately five years old, fitted base and wall units, sliding door larder and utility cupboards (Worcester gas fired boiler), uPVC double glazed extension door and windows overlooking school playing field. Fitted appliances. Five ring gas hob with canopy over. Double oven with grill. Dishwasher by negotiation. Radiator.

LIVING ROOM

19'5" x 13'10"

Composite Adam style fireplace with electric fire insert. uPVC double glazed sliding patio doors to rear. Two radiators. Three eye line windows.

FIRST FLOOR:

Stairwell with half landing window.

LANDING

Built in linen cupboard, access to loft.

MASTER BEDROOM NO. 1

19'1" x 11'7" excluding recess

Wall to wall built-in mirrored wardrobes. Two radiators.

ENSUITE SHOWER ROOM

6'5" x 5'3"

Corner screen door enclosed cubicle with thermostatic shower., pedestal wash hand basin, close coupled WC. Chrome heated towel radiator. Part tiled walls.

BEDROOM NO. 2

13'10" x 13'2"

Built in double wardrobe. Radiator.

BEDROOM NO. 3

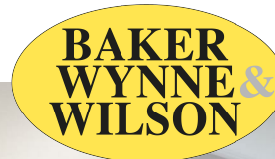
10'11" x 10'3"

Wardrobe recess. uPVC double glazed window with open views. Radiator.

BEDROOM NO. 4

10'5" x 9'0"

uPVC double glazed window with open views. Radiator.



BATH/SHOWER ROOM

10'11" x 8'6"

Plastic bath with shower head tap, screen door and tile enclosed cubicle with electric shower, pedestal wash hand basin, close coupled WC. Chrome heated towel radiator.

EXTERNALLY

See attached plan.

Front off road parking to expansive concrete pattern driveway. Standing on a generous corner plot, with a widening lawned rear garden having a variety of shrubs and trees. Paved patio and pathways to side pedestrian gate. Timber summer house and storage shed..

Adjoining the school recreational playing fields to provide a delightful open setting.

Integral single garage (7'11" x 16'10") - up-and-over door. Side personal door and side window.

SERVICES

Mains water, gas , electricity, and

drainage. Gas central heating. 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 vacant possession upon completion

COUNCIL TAX

Band E.

CONSTRUCTION

Cavity brick and block beneath tile covered roof sections.

VIEWING

Viewings by appointment with Baker Wynne and Wilson.

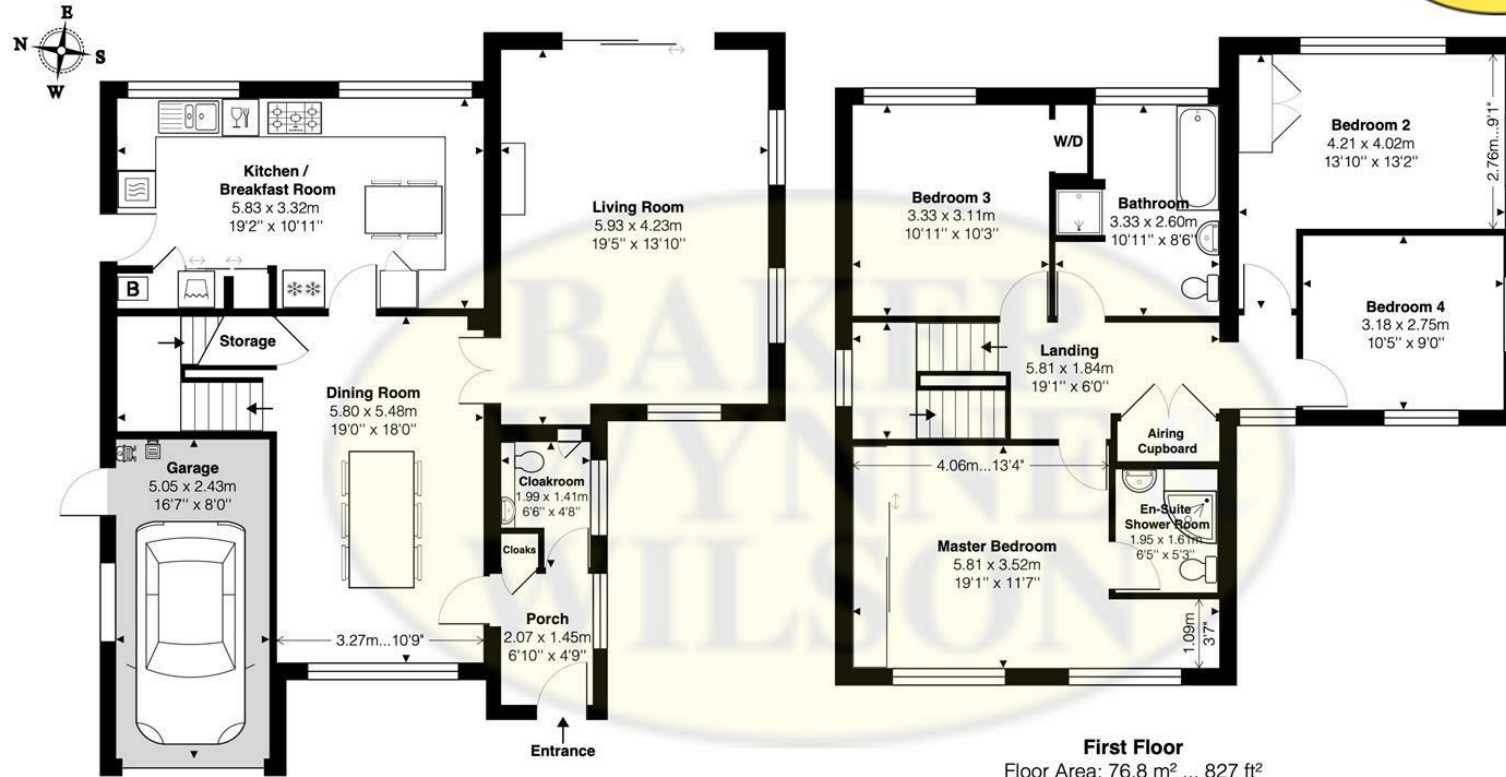
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W938-24



**BAKER
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Ground Floor
Floor Area: 86.9 m² ... 935 ft²

7 WEAVERSIDE, NANTWICH, CHESHIRE, CW5 7BD

Approximate Gross Internal Area: 163.7 m² ... 1762 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	67	76
	EU Directive 2002/91/EC	

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