



29 Montgomery Avenue, Nantwich, Cheshire, CW5 6YJ
£415,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Cloakroom, Lounge, Family/Kitchen/Dining, Laundry Area, First Floor, Master Bedroom with Ensuite, Three Further Bedrooms, Family Bathroom, Detached Garage, Landscaped Gardens

DIRECTIONS

Proceed from our Nantwich office along Beam Street to Welsh Row bridge, at the traffic lights, turn right into Waterlode, continue over Fairfax bridge, at the next set of traffic lights turn right, proceed into the new development and take the second turning on the left into the Red Row site onto Montgomery Avenue and the property is situated on the left hand side.

DESCRIPTION

The property is six years old and built by renowned builders Red Row to the Stratford design within the Kingsbourne development. The present vendors have further has additional extras installed particularly in the kitchen, bedroom and bathroom, the gardens are professionally landscaped and the further important factor is the gardens are South West.

ENTRANCE HALL

Central heating radiator, composite front door, double glazed window

CLOAKROOM

With hand basin, low level WC

LOUNGE

16'2" x 11'6"

TV point, double glazed window to front, central heating radiator



BREAKFAST DINING KITCHEN

19'6" x 14'7"

Exclusive range of units, 1 1/1 bowl single drainer sink unit, various base units, high gloss fronted units, granite work surfaces, four burner gas hob unit, extractor hood, double oven, integrated fridge and freezer, plumbing for dishwasher, TV point, downlighters, French doors opening to garden and patio

LAUNDRY CUPBOARD

Plumbing for washing machine, power and light

STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR

LANDING

Linen cupboard housing Worcester combination boiler, hot water cylinder pressurised unit

MASTER BEDROOM

14'1" x 10'8"

Range of six built in fitted wardrobes with hanging and shelving fittings, double glazed window, central heating radiator

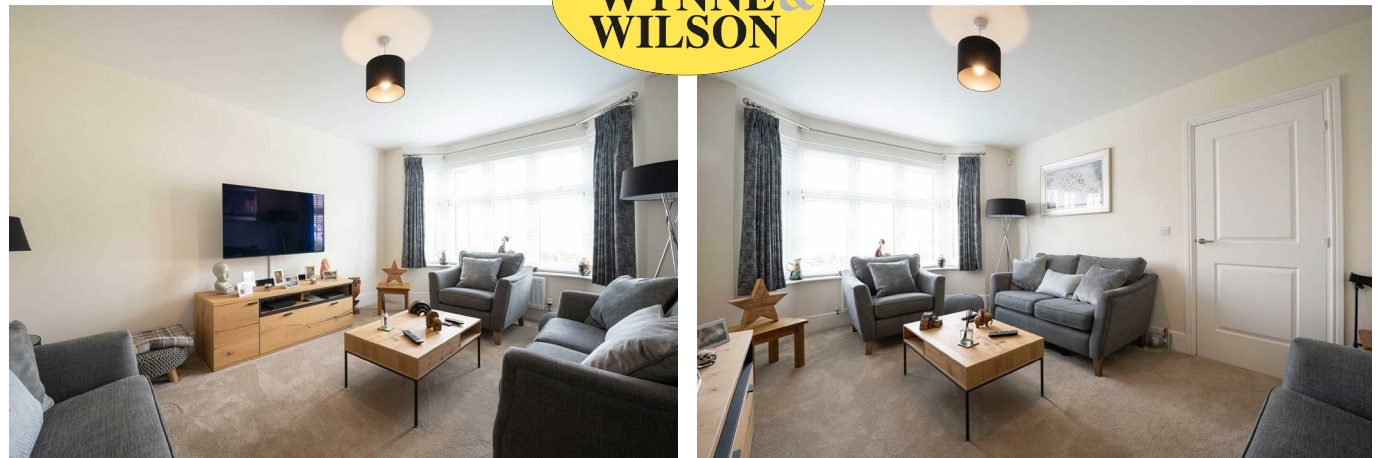
ENSUITE

Sottini sanitary ware, Three piece suite comprising shower cubicle, pedestal wash basin, low level WC, heated towel rail, tiled walls

BEDROOM NO.2

12'2" x 9'10"

Central heating radiator, double glazed window, TV point



BEDROOM NO.3

9'5" x 7'9"

Central heating radiator, double glazed window, TV point

BEDROOM NO.4

8'9" x 8'7"

Central heating radiator, double glazed window

BATHROOM

Sottini sanitary ware, panelled bath, semi pedestal wash basin, low level WC, fully decorative tiled walls, Xpelair, downlighters.

OUTSIDE

Tarmacadam driveway with parking for three vehicles leading to a brick built GARAGE, power and light, up and over door.

GARDEN

The rear garden is professionally landscaped with a patio/lawn area, pathway, cobbleset, further patio area ideal for Hot tub, various borders, fully enclosed, Cotswold stone area.

SERVICES

All Mains services are connected to the property.

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

COUNCIL TAX

Band E

VIEWING

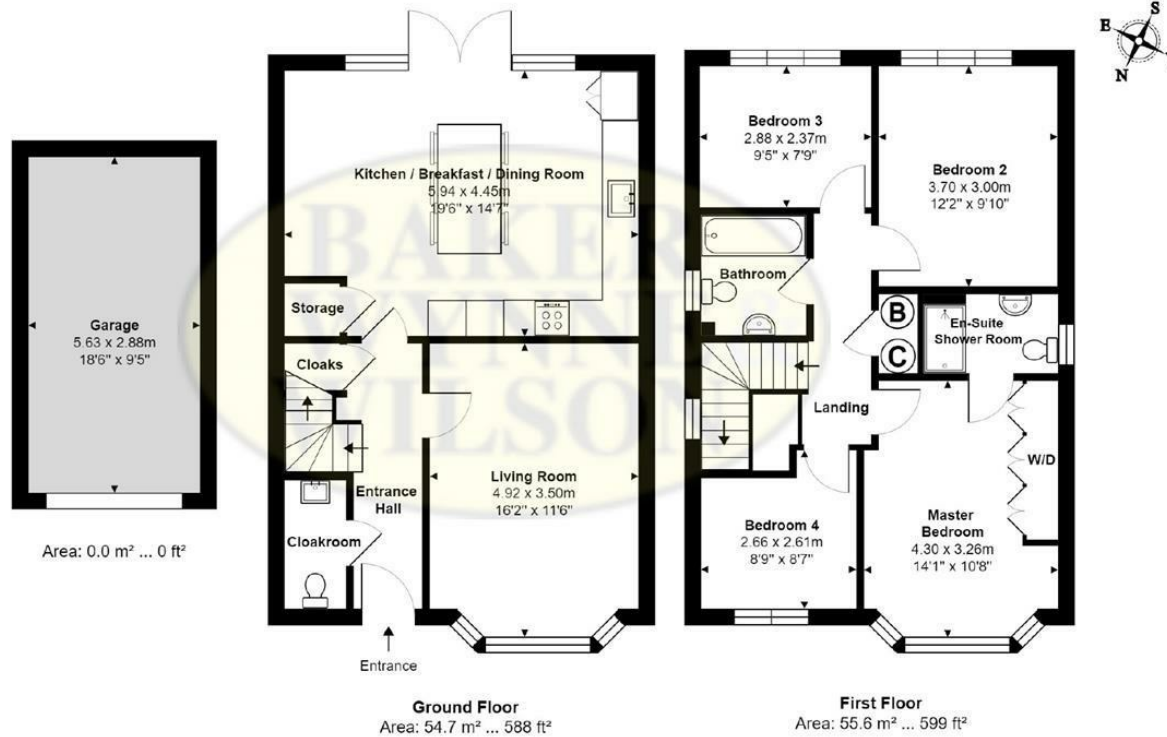
By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214





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29 MONTGOMERY AVENUE, NANTWICH, CHESHIRE, CW5 6YG



Approximate Gross Internal Area: 110.3 m² ... 1187 ft² (excluding garage)

While 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 Green House EPC Ltd 2021.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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Interested? Let's Talk 01270 625214
or info@bakerwynneandwilson.com

