



28 Mallard Avenue, Edleston, Nantwich, Cheshire, CW5 5WE

Guide Price £315,000

**BAKER
WYNNE &
WILSON**

A modern and well-kept four-bedroom detached home in a popular area of Nantwich. With a bright open-plan living space, private garden and off-road parking

LOCATION AND AMENITIES

The house is just under a mile from Nantwich town centre. The development has the benefit of a playground, basketball court and only a short stroll from the Shropshire union canal and open countryside which provides some lovely walks.

Nantwich is a charming historic market town set beside the River Weaver, rich with history along with buildings of great architectural interest, in particular within Welsh Row. There are a wide range of speciality shops, renowned local retailers and some major multiples. Primary education is available at Millfields Primary school within 10 minutes walk which is a feeder school to Malbank High School & Sixth Form College (Ofsted Good).

Approximate Distances:

Crewe Intercity Rail Network (London Euston 90 minutes, Manchester 40 minutes) 4 miles

M6 Motorway (Junction 16) 10 miles

Chester 20 miles

Stoke on Trent 20 miles

Manchester Airport is about a 45 minute drive.

SUMMARY

Entrance Hall, Cloakroom, Office/Dining Room, Open Plan Kitchen/Dining/Living Room, Two Double Bedrooms, Two Single Bedrooms, En-Suite, Family Bathroom, Garden And Off Road Parking.

GROUND FLOOR

The main living space is an open-plan kitchen, dining and living area. It's a light, sociable space with bifold doors out to the garden. The kitchen is modern and well-fitted with matching cupboards, grey worktops, a breakfast bar and built-in appliances including an electric hob, double oven and dishwasher. There's also plumbing for a washer and dryer, and the whole space has a practical wood-effect laminate floor.

At the front of the house, there's a separate room which could be used as an office or dining room. It has a tiled floor and a large window bringing in lots of light.



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FIRST FLOOR

Upstairs, there are four bedrooms—two doubles and two singles. The main bedroom has its own ensuite shower room, and there's also a family bathroom with a panel bath, sink and low flush toilet.

All bedrooms are carpeted, and both bathrooms have tiled floors.

APPROACH AND EXTERIOR

The property is set back with a paved path leading to the front door, with gravel on either side. There's parking for two cars on the driveway.

GARDEN

The garden is a good size with a lawn, a patio seating area and a path that goes around the house. It's private and easy to maintain.

TENURE

Freehold

COUNCIL TAX

Band C.

SERVICES

Mains water, electricity, gas and drainage 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.

VIEWINGS

Viewings strictly by appointment with Baker Wynne & Wilson

Tel: 01270 625214

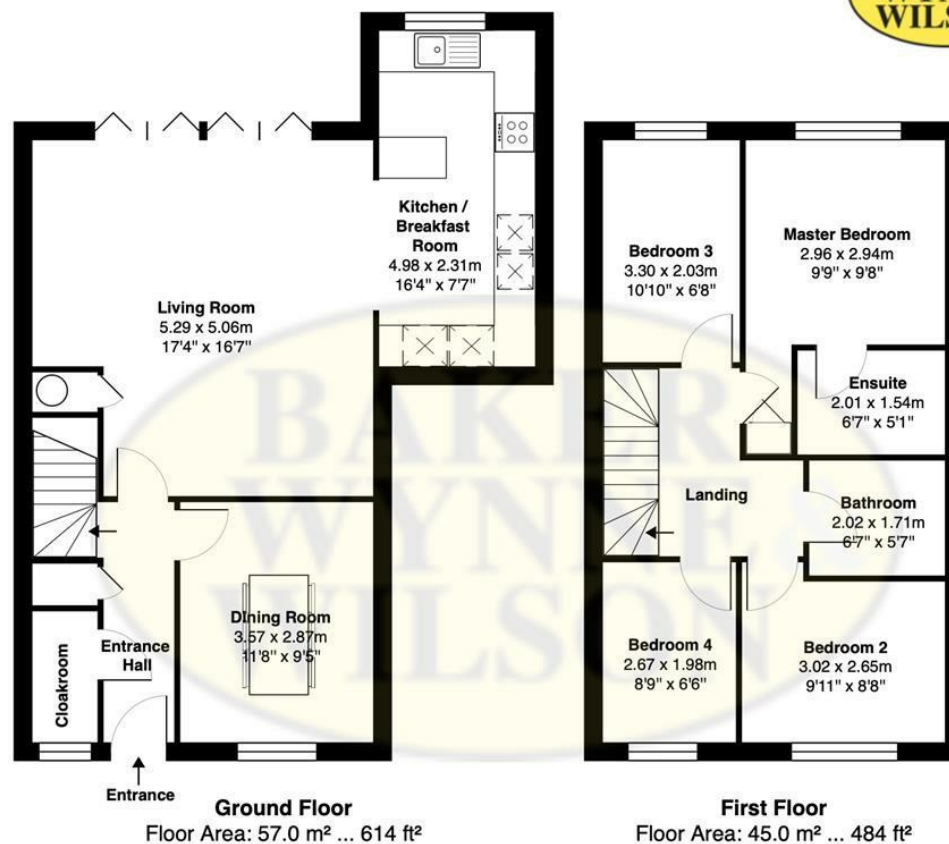


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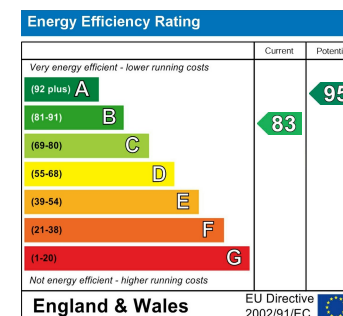
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Approximate Gross Internal Area: 102.0 m² ... 1098 ft²

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.



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.



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