



1 Barracks Lane, Ravensmoor, Nantwich, CW5 8PR
Offers Over £335,000

**BAKER
WYNNE &
WILSON**

A FULLY REFURBISHED AND ENLARGED 1960'S SEMI DETACHED HOUSE WITH SOUTH WEST FACING GARDENS, HOLDING A FANTASTIC POSITION FRONTING MARSH LANE, 2.5 MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Garden Room, Reception Hall, Living Room/Dining Room, Kitchen, Utility Room, Cloakroom, Landing, Three Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Detached Brick Garage, Parking for Four Cars, Gardens.

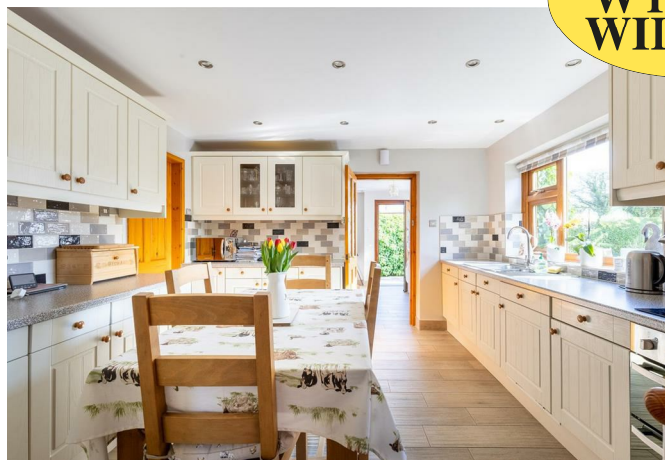
DESCRIPTION

This substantial semi detached house was built in the mid 1960's of brick under a tiled roof and the approach, off Barracks Lane, is over a concrete drive and flagged path. Internally the real standout feature of this house is the impressive South West facing, wrap around, garden room. It also delivers a recently refitted kitchen and a great bathroom by Pebbles of Wardle.

The South West facing gardens are a generous size and incorporate lawns, herbaceous borders, raised flagged seating area, specimen trees and a monkey-puzzle tree.

LOCATION & AMENITIES

Barracks Lane is situated in the pretty village of Ravensmoor, just 2.5 miles from Nantwich town centre. The popular pub/restaurant, The Farmers Arms, is a short stroll from the house. Nantwich hosts many events throughout the year, including the annual Jazz Festival, The Nantwich Show and Food Festival. There are monthly farmers markets in the Square and a range of performances at the Nantwich Players Theatre. The large part of the towns character and charm is the number of boutique shops and independent restaurants, located within the attractive historical buildings. Ravensmoor is well placed for access to the major road networks and junction 16 of the M6 motorway, 12 miles, Crewe Station 7 miles, has direct services to London Euston (90 minutes). The picturesque village of Wrenbury is 3 miles and has a medical centre, primary school, tennis/bowling club, church, public house and village store/post office.



DIRECTIONS

From Nantwich take the A534 Chester Road (Welsh Row), turn left into Marsh Lane, continue for two miles and Barracks Lane is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

GARDEN ROOM (L shaped)

23'6" x 20'0" maximum 10'6" minimum
uPVC double glazed windows, door and French windows to garden, double doors to reception hall, two radiators.

RECEPTION HALL

12'6" x 7'3"
Understairs store, radiator.

LIVING ROOM/DINING ROOM

24'8" x 12'6" maximum 8'0" minimum
Marble fireplace with inset coal effect gas fire, double glazed bow window to front and double glazed window to rear, dado rail, ceiling cornices, two radiators.

KITCHEN

11'6" x 11'6"
Refitted in 2023, stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, integrated oven and grill and Hotpoint four burner ceramic hob unit with extractor hood above, tiled floor, part tiled walls, radiator.

UTILITY ROOM

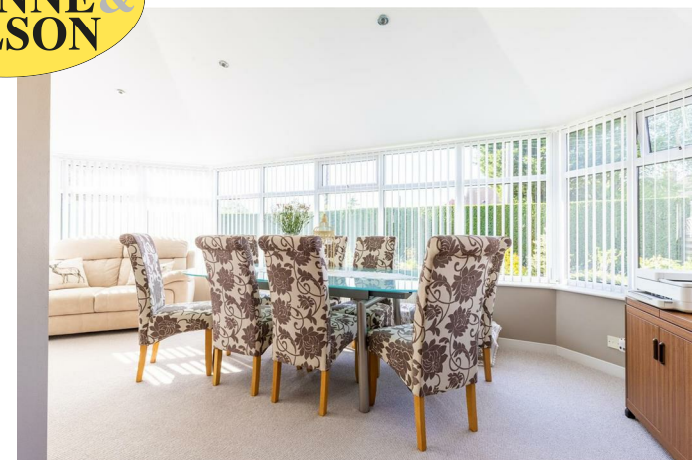
10'8" x 10'0"
Plumbing for washing machine, tiled floor, Mistral oil fired central heating boiler.

CLOAKROOM

White suite comprising low flush W/C and vanity unit with inset hand basin, radiator.



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STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft, built in cupboard, cylinder and airing cupboard.

BEDROOM NO. 1

12'8" x 11'8"

Bed light switch, ceiling cornices, radiator.

BEDROOM NO. 2

13'1" x 10'1" plus recess

Bed light switch, radiator.

BEDROOM NO. 3

9'10" x 6'10"

Radiator.

BATHROOM

8'3" x 7'3"

Refitted by Pebbles of Wardle. White suite comprising panel bath with hansgrohe mixer tap, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, two double glazed windows, inset ceiling lighting, mirror fitting, chrome radiator/towel rail.

OUTSIDE

Brick built GARAGE 15'8" x 9'6" electrically operated roll over door, power and light, personal door. Flagged yard to the rear with exterior lighting and oil tank. Parking space for four cars.

GARDENS

The principle side and front gardens enjoy a South Westerly aspect. They are extensively lawned with a raised flagged seating area, herbaceous and flower borders, rockery, specimen trees and a monkey puzzle tree.

SERVICES

Mains water, electricity and drainage.

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

VIEWINGS

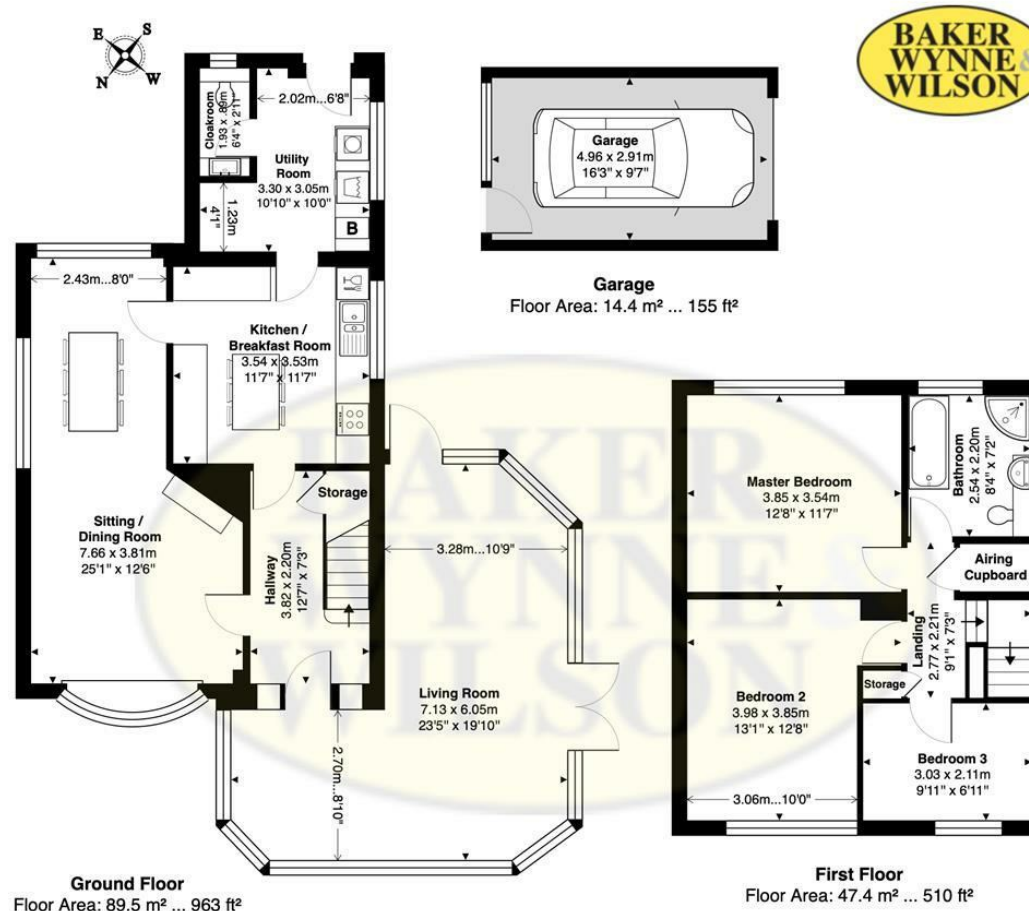
Viewings by appointment with Baker, Wynne, and Wilson.


Telephone: 01270 625214





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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