



134 Crewe Road, Nantwich, Cheshire, CW5 6JS
Guide Price £565,000

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WILSON**

A STRIKING, RECENTLY UPDATED, FOUR BEDROOM DETACHED HOUSE, HOLDING A FINE POSITION, SET NICELY BACK FROM THE ROAD WITH A SOUTH FACING GARDEN, ONE MILE FROM NANTWICH TOWN CENTRE.

SUMMARY

Reception Hall, Cloakroom, Dining Room, Living Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Landing,, Principle Bedroom with En-Suite Shower Room, Three Further Bedrooms, Bathroom, Integral Garage, Parking for a number of cars, Gardens. UPVC double glazed windows, gas central heating.

DESCRIPTION

This attractive detached house was built to a high specification by Linden Homes in 1996 on the site of the Cedars Hotel. It is constructed of brick under a tiled roof and approached over a block paved path and and block paved drive. Throughout the house there are excellent dimensions and well lit rooms enjoying good aspects. The house has been recently (2025) rewired, redecorated, new carpets/floor coverings fitted and a number of ceilings re-plastered. The property is ready for immediate occupancy, however, there is also scope to individualize the house, with a kitchen and bathrooms likely to need updating in time.

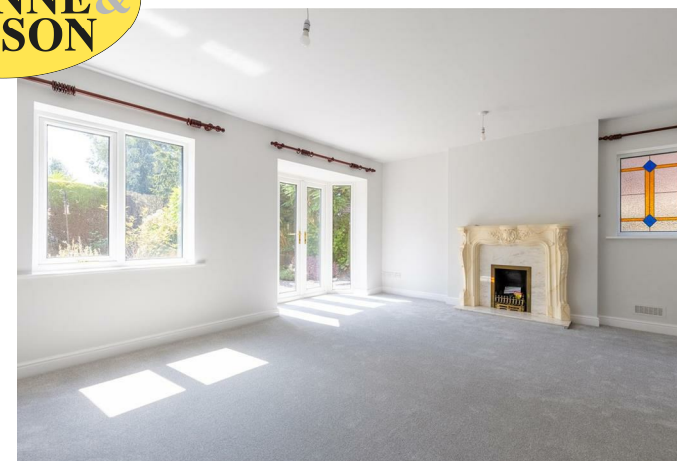
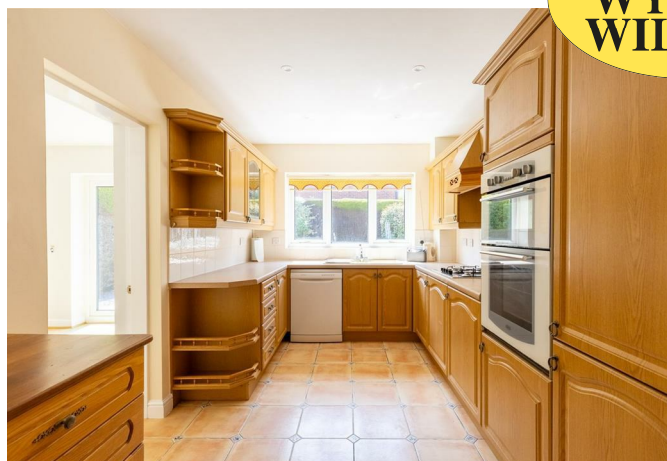
Externally, the landscaped gardens have been designed for ease of maintenance.

LOCATION AND AMENITIES

The house lies on the Eastern confines of Nantwich about one mile from the town centre. Nantwich is a charming market town in Cheshire, set beside the River Weaver with a Medieval street pattern. It is a popular and prosperous town hosting a host of bars, restaurants and cafes with renowned delicatessens and butchers, all sitting comfortably alongside national retail outlets.

The A51 and Nantwich bypass provide swift access to the M6 North and South, whilst Chester and Stoke on Trent can be reached in just 30 minutes each, by car. Manchester airport is about a 45 minute drive.

Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) 10 miles
M6 Motorway (junction 16) 12 miles
The Potteries 15 miles
Chester 24 miles
Manchester Airport 37 miles



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DIRECTIONS

From our Nantwich office proceed along Beam Street, past the bus station and at the traffic lights turn right on to Millstone Lane, at the mini roundabout turn left on to Crewe Road, proceed for 600 yards past the turning for Mount Drive and the property is situated on the right hand side, opposite the turning for Birchin Lane.

THE ACCOMMODATION COMPRISES:

(with approximate measurements)

RECEPTION HALL

17'7" x 6'10"

Glazed uPVC entrance door, recessed lighting, under stairs store and internal door to garage, fitted carpet, radiator.

CLOAKROOM

White suite comprising hand basin, low level WC, cushion flooring, radiator.

DINING ROOM

10'7" x 10'5"

Double doors to living room, fitted carpet, radiator.

LIVING ROOM

17'4" x 14'6"

Ornate timber fireplace with marble inset and hearth and living flame coal effect gas fire, two double glazed windows (one stained glass) full height double glazed bay with double French doors opening to south-facing rear garden, two ceiling roses, fitted carpet, two radiators.

KITCHEN/BREAKFAST ROOM

15'2" x 8'6"

1½ bowl single drainer sink unit with cupboards under, cupboard and drawer units with work surfaces, wall cupboards, Belling integrated double oven and four-burner gas hob with extractor hood above, dishwasher, integrated fridge freezer (not operational) part tiled walls, down lighters, ceramic tiled floor, inset ceiling lighting, radiator.

SITTING ROOM

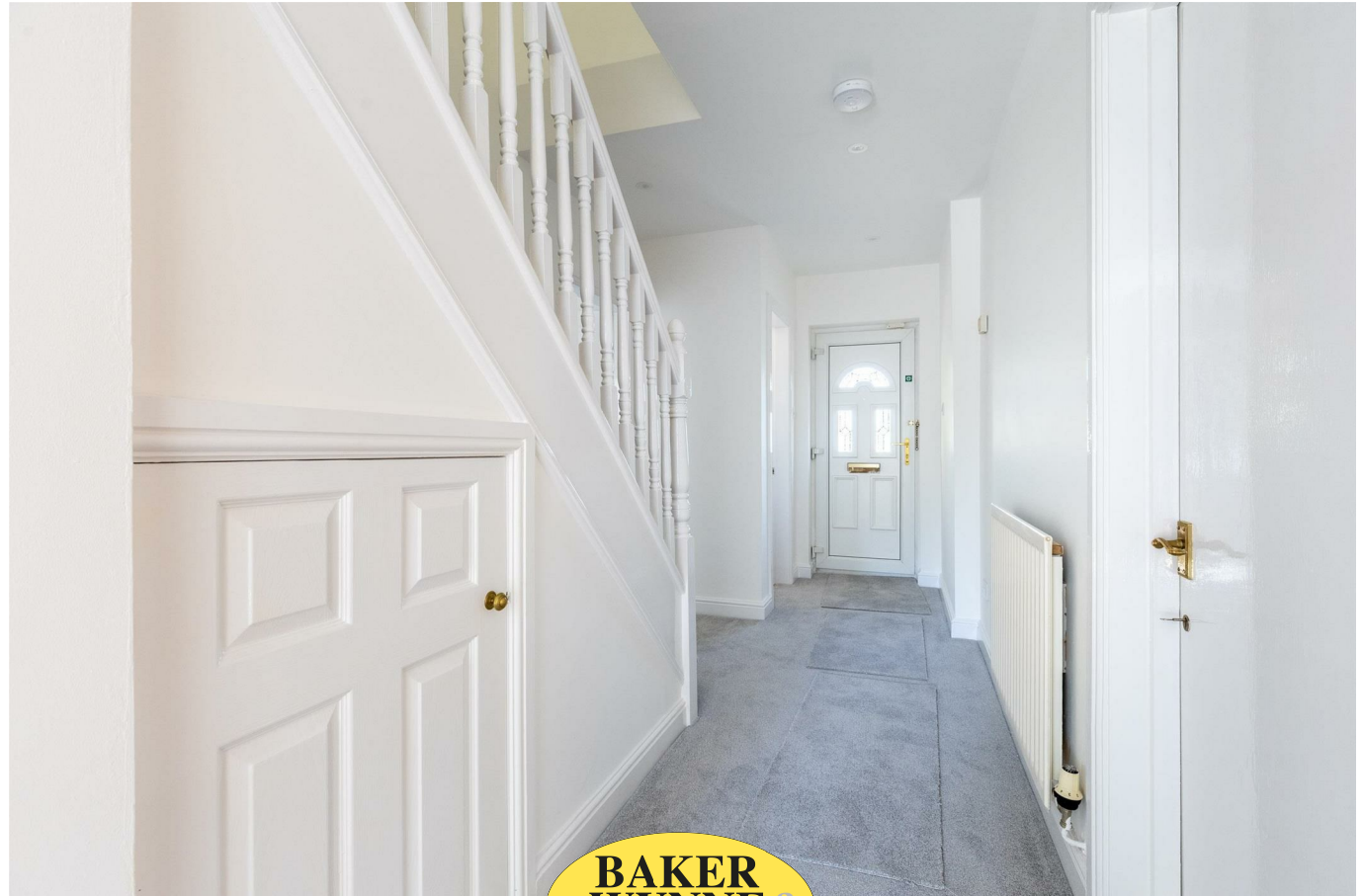
9'6" x 9'0"

Laminate floor, double French doors opening to rear garden, radiator.

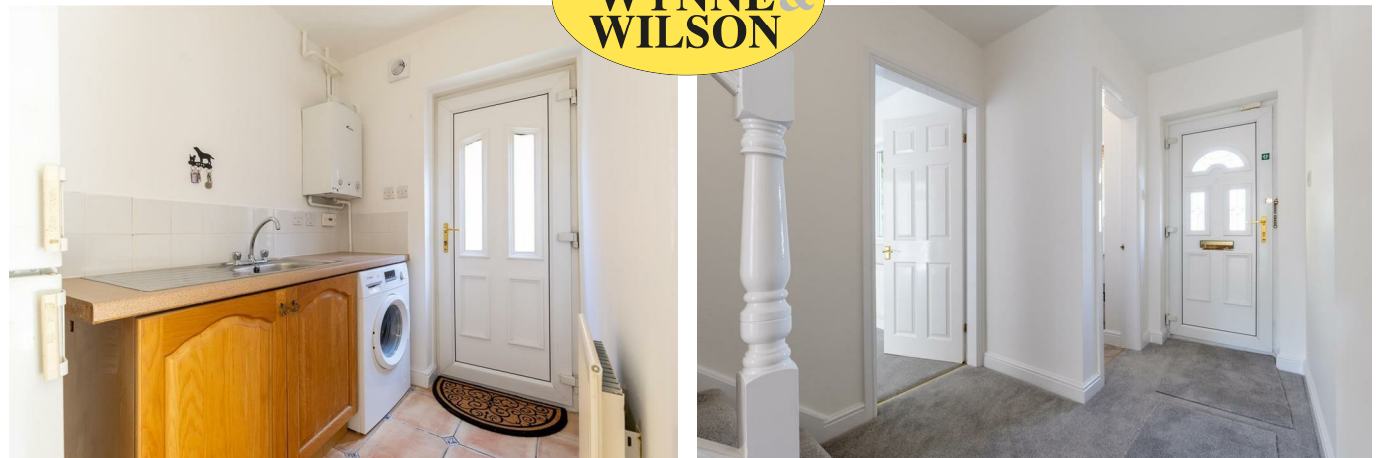
UTILITY ROOM

8'10" x 6'0"

Stainless steel single drainer sink unit with cupboards under, plumbing for washing machine, ceramic tiled floor, wall-mounted Worcester boiler, uPVC double glazed personal door to rear.



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STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

9'9" x 5'8"

Cylinder and airing cupboard, inset ceiling lighting, fitted carpet, access to loft.

PRINCIPLE BEDROOM

14'9" x 13'4"

Two built-in double wardrobes, two double glazed windows, fitted carpet, radiator.

EN-SUITE SHOWER ROOM/DRESSING ROOM

10'10" x 8'1"

White suite comprising pedestal wash basin and low level WC, Shower cubicle with shower and seat, part tiled walls, inset ceiling lighting, dressing table with two Hollywood mirrors, cushion flooring, heated towel rail.

BEDROOM 2

12'9" x 10'7"

Fitted carpet, radiator.

BEDROOM 3

12'7" x 10'6"

Build in wardrobe, fitted carpet, radiator.

BEDROOM 4

10'8" x 7'8"

Fitted carpet, radiator.

BATHROOM

7'6" x 6'9"

White suite comprising panelled bath with mixer shower, pedestal wash basin and low level WC, half tiled walls, fully tiled around bath, shaver point, cushion flooring, inset ceiling lighting, radiator.

OUTSIDE

Integral DOUBLE GARAGE 16'3" x 17'5" Two 'up and over' doors, (one of which is electrically operated), glazed uPVC door to rear, new consumer unit with search protection, power and light, plumbing for washing machine.

Large block paved parking and turning area. Exterior lighting.

GARDENS

The front garden comprises shrubs, hedge row and a feature stone gate with etched "Willaston Cottage" The south facing rear garden comprises of Hydrangeas, shrubs,

mature hedge row, chopped slate areas, rockery, heathers, raised borders and a block paved seating area.

COUNCIL TAX BAND F

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

FREEHOLD - With vacant possession upon completion.

VIEWING

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
C1174-24

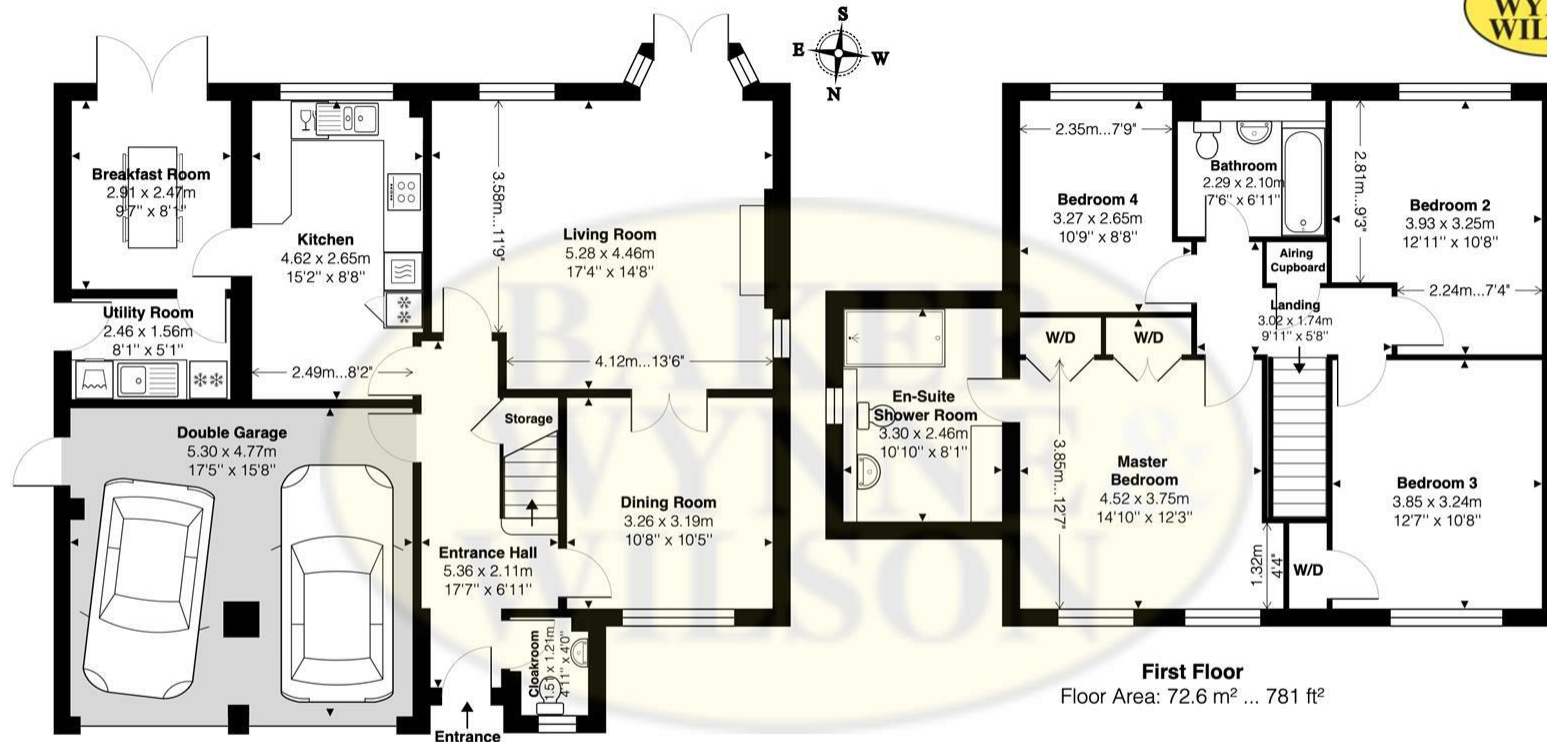




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Approximate Gross Internal Area: 171.5 m² ... 1846 ft² Includes Double Garage

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.
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) 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		
		EU Directive 2002/91/EC

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