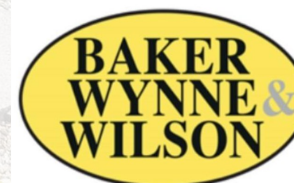




60 Blagg Avenue, Nantwich, CW5 5JZ

Guide Price £227,500



*In association with*





A substantial three bedroomed semi-detached family house with potential to further adapt and extend ( see adjoining property ) if required (subject to any necessary consents ). Traditional build qualities now due for a makeover to include modern additions - Requires electrical rewiring and central heating. Sited on the south easterly confines of the historic town which lies within easy walking distance of renowned secondary and primary schools, canal walks and the amenities provided close by in Welsh Row and around the historic town centre. Extensive road frontage forms expansive lawned front, side, and rear gardens with a south easterly facing rear aspect. Nearby Morrisons Daily, Meeanee Drive Open 7 days : 6:00am - 10:00pm

**DIRECTIONS TO CW5 5JZ**  
what3words ref ///  
asking.airstrip.compliant.



**BAKER  
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[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)



## APPROXIMATE DISTANCES

Connectivity & Convenience

Effortless Commuting: Just 5 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive

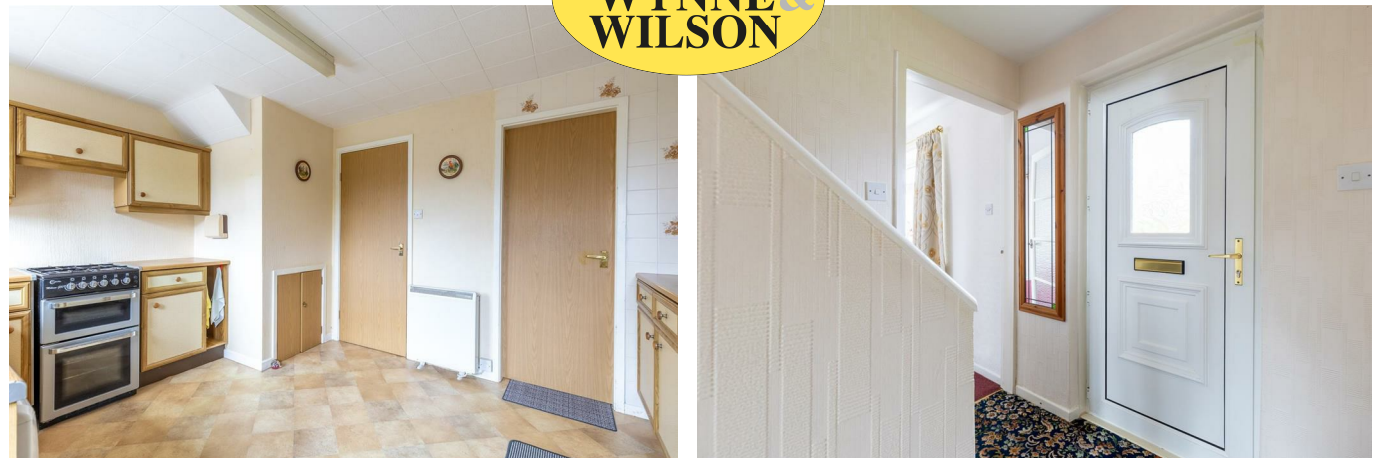
## GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Standing on a popular residential development, the house is close to local schools, shops, and transport links, making it perfectly placed for families and first-time buyer alike.

Generous gardens and comfortable well-maintained accommodation set the foundation upon which to update this desirable family home.

Nearby Morrisons Daily, Meeanee Drive Open 7 days : 6:00am - 10:00pm





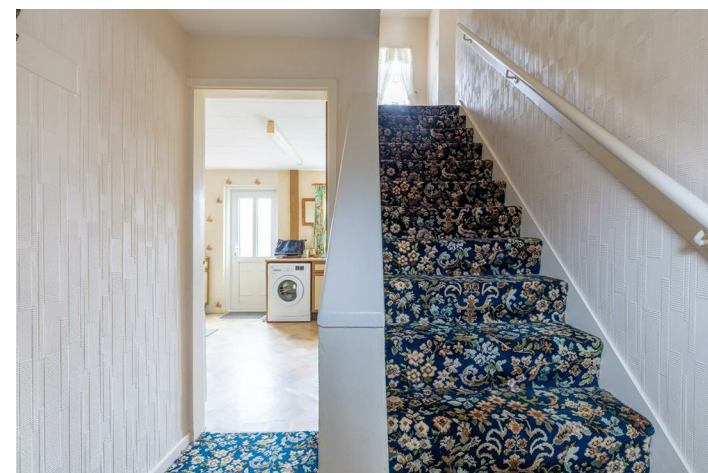
## BUYERS WANTING TO HEAR ABOUT YOUR HOME

If you like these details why not request a consultation with a local expert Mark Johnson. Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals his engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your property onto the market and will keep you up to date with developing market news in the meantime. Interested – let's start the conversation with how much your property could be worth and the buyers we may have waiting.

## OUT AND ABOUT

Why Nantwich? Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity

and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live. Historic Heartbeat - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400- year trading legacy. - Cultural Heritage: Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction. Thriving Lifestyle - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. - Unique Leisure: Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the





River Weaver's tranquil paths and the Shropshire Union Canal. - Highly Rated Education: Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence. Festivals & Community Spirit - Savour gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. - YearRound Vibrancy: From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

#### THE TOUR ACCOMMODATION

With approximate measurements comprises:

##### HALL

7'0" x 6'4"

uPVC double glazed door.

##### LIVING ROOM/DINING ROOM

17'10" x 10'7"

Ornate Adam style with marble effect back and hearth. Living flame coal effect gas fire, two uPVC double glazed windows, two wall light points.

##### KITCHEN/BREAKFAST ROOM

13'4" x 10'4"

'L' shaped, fitted units to three elevations, stainless steel sink unit, gas slot cooker space, base and wall mounted cupboards, two uPVC double glazed windows, Creda storage heater, understairs storage cupboard, uPVC double glazed exterior door. Plumbing for washing machine.

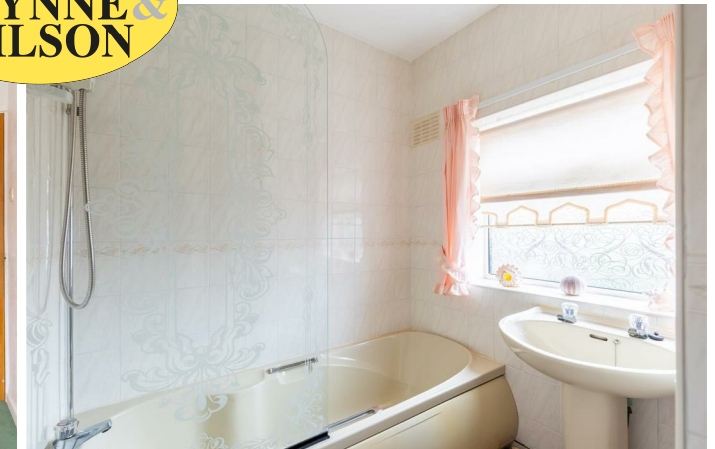
##### UTILITY ROOM

7'1" x 6'7"

Gas meter, uPVC double glazed exterior door, alarm.

##### LANDING

Electric storage heater, access to loft.



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**SEPARATE W/C**

4'11" x 2'6"

Close coupled W/C.

**BEDROOM NO. 1**

12'0" x 10'2"

Electric storage heater, walk in airing cupboard.

**BEDROOM NO. 2**

11'11" x 10'7"

Fitted bedroom furniture.

**BEDROOM NO. 3**

8'1" x 7'7"

Built in wardrobe.

**BATHROOM**

7'2" x 5'6"

Panel bath with shower screen and electric shower over. Fully tiled walls.

**EXTERIOR**

See attached plan.

Off road parking - paved and stoned driveway, pre cast single garage 18'1" x 9'3", front and rear lawned gardens, mature trees and bushes, timber garden shed, paved patio area and pathways, South Easterly facing rear garden.

**SERVICES**

All mains' services connected or available. 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.

**COUNCIL TAX**

Band B.

**CONSTRUCTION**

Rendered elevations beneath a main tile covered roof.

**VIEWING**

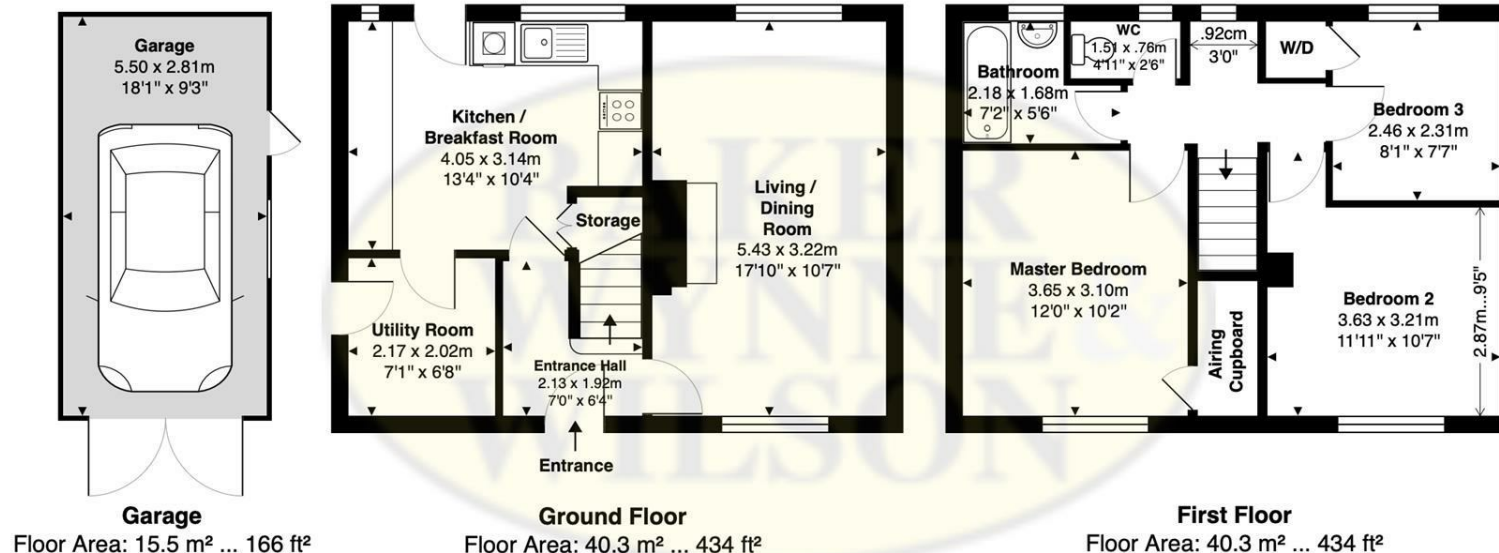
Viewings by appointment with Baker, Wynne, and Wilson.  
Telephone: 01270 625214











### 60 BLAGG AVENUE, NANTWICH, CHESHIRE, CW5 5JZ

Approximate Gross Internal Area: 96.1 m<sup>2</sup> ... 1034 ft<sup>2</sup> 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.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 49      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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