



4 Maisterson Court, Nantwich, Cheshire, CW5 5TZ  
£295,000





AN ATTRACTIVE WELL POSITIONED LINK DETACHED PROPERTY IN A TRANQUIL CUL DE SAC LOCALITY MINUTES FROM THE TOWN CENTRE. DOUBLE GLAZED WINDOWS. GAS FIRED HEATING. GARAGE AND PARKING.

### DIRECTIONS

Proceed along Beam Street past the bus and fire station and take the first turning on the right by Crescent Garage onto Scaife Road, second right is Maisteron Court and the property is situated on the right hand side.

### LOCATION AND AMENITIES

Pedestrian access via North Crofts/Monks Lane/Churchyard Side on to Nantwich Square. This historic market town contains an excellent range of urban facilities combined with a number of interesting buildings providing a living and working environment. The M&S food hall is particularly convenient and a matter of minutes walk along with the library. The larger centre of Crewe is 4 miles with its fast intercity railway network (London Euston 90 Minutes, Manchester 40 minutes) the M6 junction 16 is 10 miles.

### DESCRIPTION

The property being of traditional brick construction under a tiled roof and occupying a pleasant position within this tranquil cul de sac which contains 3 or 4 bedroom semi or detached properties. This particular house has undergone some improvements with uVPC double glazing and gas fired central heating but would benefit from some further improvement in the bathroom areas. The kitchen has been refurbished but the whole would now benefit from a general re-decoration as the property has been let for a number of years.

An important factor is the parking to the side of the property for two vehicles plus a brick built link garage. The rear garden is of manageable size with a low maintenance patio.

### THE ACCOMMODATION COMPRISES

with approximate measurements

#### ENTRANCE HALL

#### LIVING ROOM

15'9" x 10'10"

Two double glazed windows, TV point, Radiator, gas point.

#### KITCHEN DINING AREA

15'10" x 11'9"

Howdens fitted kitchen, 1 1/2 bowl sink unit, matching base units and wall cupboards, work surfaces, five burner hob unit, electric double oven, integrated dishwasher, double glazed window and sliding patio doors open to rear, radiator.







## **CLOAKROOM**

Low level WC, hand basin.

## **STAIRS FROM HALL WAY LEAD TO LANDING**

Glow worm combination boiler, central heating and domestic hot water.

## **BEDROOM 1**

11'3" x 8'8"

Radiator, built in wardrobe.

## **BEDROOM 2**

11'0" x 8'3"

Double glazed window, built in wardrobe, radiator.

## **BEDROOM 3**

8'5" x 7'5"

Double glazed window, radiator.

## **BATHROOM**

White suite comprising panel bath, pedestal hand basin, low level WC, half tiled walls, shaver point, Mira electric shower over bath, double glazed window, heated towel rail.

## **OUTSIDE**

To the front there is a lawned area, paved driveway for two vehicles. Outside in the rear garden there is a block paved patio and gravelled area, lawn and borders all enjoying a westerly aspect for late afternoon sun.

BRICK BUILT GARAGE 16'3" x 7'7" with automated up and over door, power and light, personal door to rear.

## **SERVICES**

all mains services are connected.

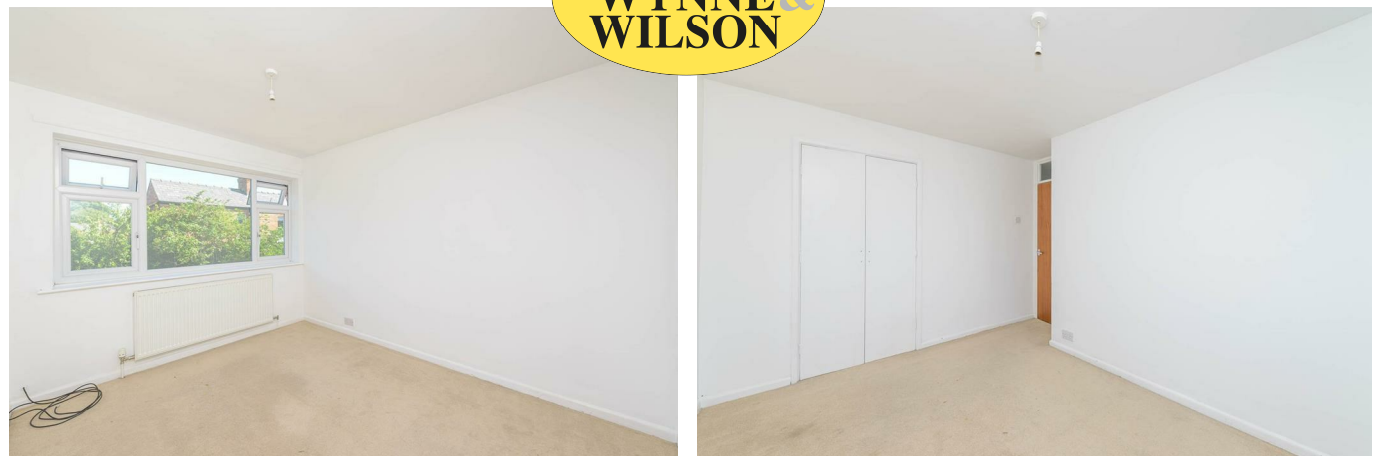
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## **TENURE**

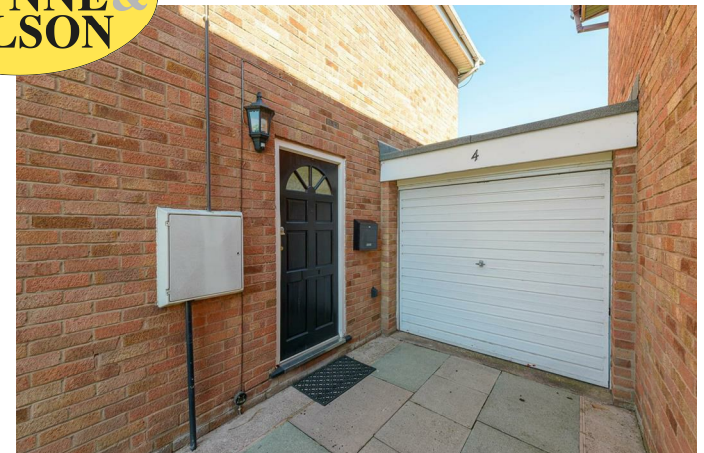
FREEHOLD

## **VIEWINGS**

by appointment with Baker Wynne Wilson  
01270 625214



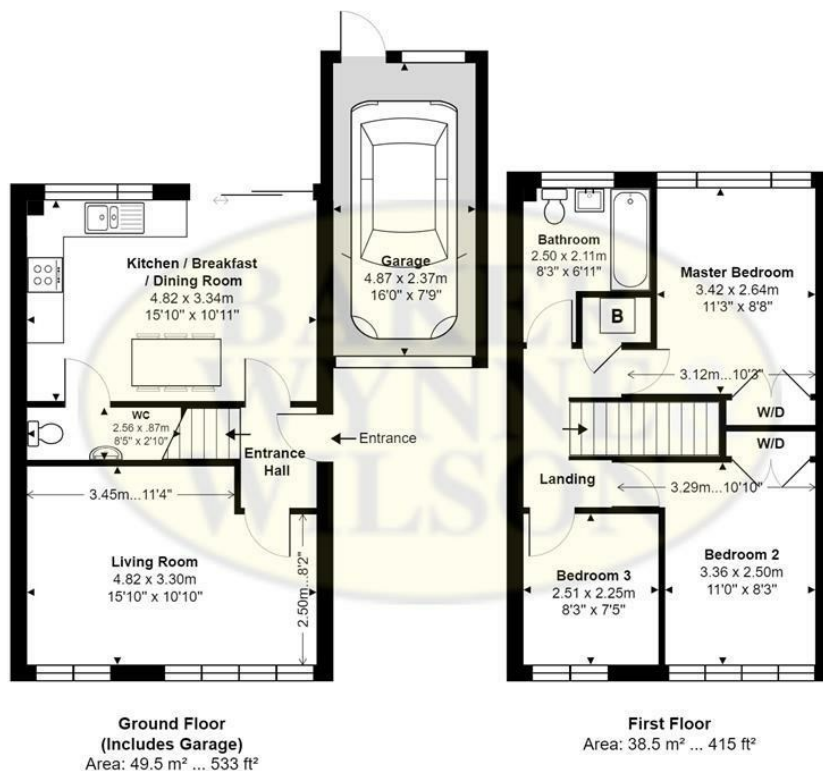




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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Green House EPC Ltd 2022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214  
or info@bakerwynneandwilson.com

