



22 Harvey Avenue, Nantwich, Cheshire, CW5 6LE  
£535,000

**BAKER  
WYNNE &  
WILSON**



## SUMMARY

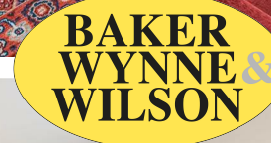
Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Utility, Sitting Room, Master Bedroom with En-Suite, Three Further Double Bedrooms, Bathroom, Double Garage.

## DIRECTIONS

Directions from our Nantwich office proceed along Beam Street past the fire station, at the traffic lights bear right into Millstone Lane, proceed along here to the mini roundabout and turn left into Crewe Road, proceed past the first turning into Mount Drive, next turning is Birchin Lane which you turn left into and Harvey Avenue is mid way on the left hand side. The property is located at the top of the cul-de-sac.

## LOCATION & AMENITIES

Harvey Avenue is a desirable locality situated off Birchin Lane which is convenient to Nantwich town centre and its historic market town and all the excellent range of shopping facilities and amenities, a range of multiples with renowned local retailers. The multiples include Sainsbury's on Middlewich Road, Morrisons, Aldi, WH Smiths, Boots, M&S Food Store approximately 5 minutes distance. Primary education is available within Highfield Drive which is situated off Birchin Lane, this is a natural feeder school to Malbank High School/Sixth Form College. Crewe with its fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) is four miles, Chester 20 miles, Stoke-on Trent 20 miles, M6 (junction 16) 10 miles.





## DESCRIPTION

The property is of traditional brick construction under a tiled roof being superbly situated at the head of the cul-de-sac, corner position enjoying one of probably the largest plots within the development which originally dates back to approximately 1980's. Over the years the property has undergone a programme of modernisation and improvements which include additional reception rooms towards the rear allowing for three separate reception rooms, kitchen and utility area. There is a double garage situated towards the front and once again due to the size of the plot there is an additional parking space ideal for a caravan or mobile home. The rear of the property enjoys a south westerly facing aspect, an additional extensive paved area on the side being west facing. Altogether the property offers a fine example of a family home and certainly warrants an internal inspection to appreciate the accommodation.

## ACCOMMODATION

With approximate measurements:

### ENTRANCE HALL

16'2" x 10'2"

Radiator, ceiling cornices.

### CLOAKROOM

Hand wash basin and low level W/C, part tiled walls, double glazed window, understairs storage area.

### LOUNGE

23'5" x 16'1"

Adam style fireplace with electric coal effect fire, double glazed Georgian style patio door opening to the private rear garden, one large double glazed Georgian style window south facing aspect, ceiling cornices, tv point, radiator, access to the dining room.

### DINING ROOM

15'1" x 9'8"

Four Georgian style double glazed windows to the side and rear including three archway Georgian windows, radiator.

### SITTING ROOM

10'0" x 9'5"

With ornamental electric coal effect fire, ceiling cornices, double glazed window to front, tv point.





## KITCHEN

14'10" x 11'9"

An excellent range of light oak style units, one and half bowl sink unit, cupboards and drawers, work surfaces, matching wall cupboards, four burner Neff gas hob, electric oven, double glazed windows to front, exposed brick archway.

## UTILITY ROOM

11'3" x 4'9"

With wall mounted gas glow-worm boiler for central heating and domestic hot water, plumbing for washing machine, double glazed window, personal door to the side of property.

## STAIRS LEAD TO FIRST FLOOR ACCOMMODATION

Access to loft.

## BEDROOM ONE

13'8" x 10'0"

Double glazed window, radiator, tv point, telephone point, built in ladies and gents wardrobes, ample storage area.

## EN-SUITE

Vanity wash basin, low level W/C, shared cubicle with power shower, fully tiled walls, shaver point, heated towel rail, double glazed window.

## BEDROOM TWO

13'8" x 10'1"

Radiator, two double glazed windows to front.

## BEDROOM THREE

10'1" x 9'6"

Fitted wardrobes, radiator, double glazed window.

## BEDROOM FOUR

10'10" x 7'8"

Radiator, double glazed window.

## BATHROOM

9'4" x 6'7"

White suite, panel bath, power shower over, pedestal wash basin, low level W/C, heated towel rail, double glazed window, fully tiled walls.

## OUTSIDE

Tarmacadam driveway leads to brick built double garage with automated up and over door, power and light, personal door to side. Greenhouse behind the garage. Double wooden gates lead to a further tarmacadam parking area ideal for a caravan, mobile home trailer, vegetable plot, the majority of this being low maintenance, timber garden store and timber cabin. with power and light.

To the side of the property there is an extensive paved patio area enjoying the evening sun with a picket gate leading to the private rear garden which has various shrubs and bushes, laurel hedge, south facing, enjoys various fruit trees including apple, plum, cherry, damson and pear trees.

## SERVICES

All main services connected.

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.

## COUNCIL TAX

Band F

## TENURE

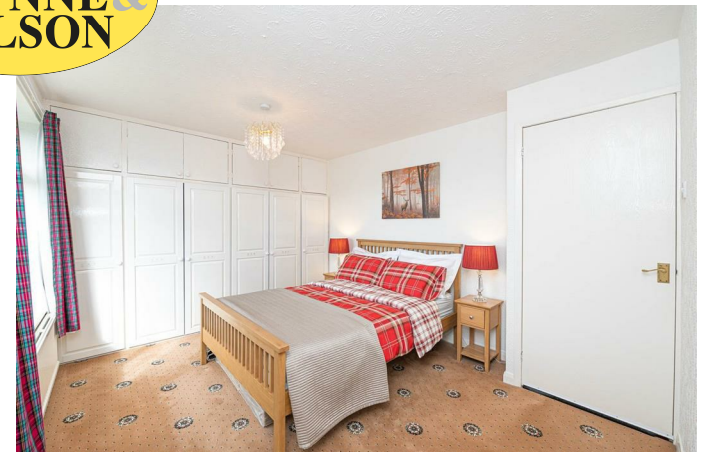
Freehold

## VIEWINGS

By appointment with Baker Wynne and Wilson  
38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
Tel: 01270 625214



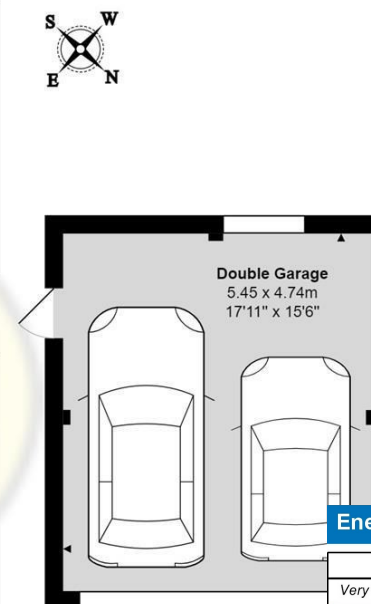
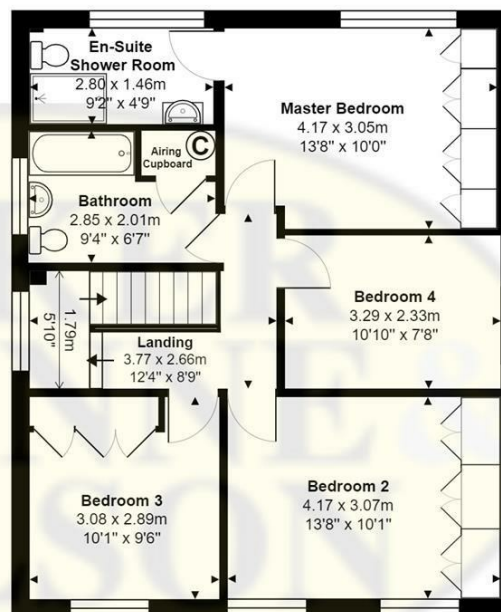
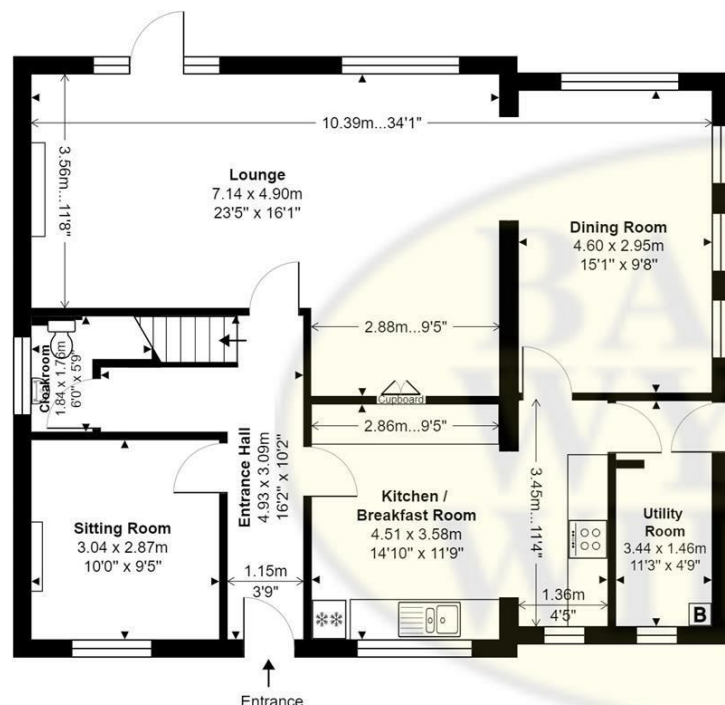





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[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 22 HARVEY AVENUE, NANTWICH, CHESHIRE, CW5 6LE

Approximate Gross Internal Area: 150.4 m<sup>2</sup> ... 1618 ft<sup>2</sup> (excluding double garage)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
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Interested? Let's Talk 01270 625214  
or info@bakerwynneandwilson.com