



81 BARONY ROAD | NANTWICH | CHESHIRE | CW5 5QP | OFFERS OVER £329,950



AN INVITING DOUBLE FRONTED BUNGALOW OF IMMENSE APPEAL CLOSE TO BARONY PARK,  
SAINSBURYS & WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Situated within the confines of historic Nantwich within walking distance of the town centre, & facilities together with Barony Park close by.

Commuting links are also excellent with road & rail networks within a short distance.

Standing pleasantly behind brick walls & ornate double opening electric gates with separate pedestrian gate, there is excellent parking provision (space for campervan / motorhomes etc).

The highly attractive two / three bedroom, two bathroom detached bungalow, offers a delightful blend of contemporary extended & modernised accommodation whilst retaining much character including wood block floors & feature arched open entrance porch.

The delightful, versatile property briefly comprises; Open feature porch, Entrance Hall, Lounge, Dining / Family Room, Fitted Contemporary Kitchen, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bathroom, Separate WC, Bedroom Three / Reception Room.

Extensive pebbled driveway accessed through double electric gates to the front & providing extensive off road parking. Additional ornate double opening side gates providing further parking if required.

Secure good size lawned rear garden with patio & a variety of trees & plants. Side storage area.

UPVC D.H & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO APPRECIATE THE  
TASTEFUL & DECEPTIVELY SPACIOUS DETACHED TRUE BUNGALOW**





#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. Proceed through the next set of traffic lights & the property will be observed on the left hand side.

#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





NEARBY BARONY PARK (ABOVE)

**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**ENTRANCE HALL**





RECEPTION ROOM / BEDROOM THREE (9'10 x 8'7)

CONTEMPORARY FITTED KITCHEN (12'11 x 9'6)





LOUNGE (12'10 x 11'10)

DINING / FAMILY ROOM (17'10 x 9'7)





MASTER BEDROOM ONE (12'11 x 12'10 plus bay)

ENSUITE SHOWER ROOM





BATHROOM

SEPARATE WC

BEDROOM TWO (12'11 plus bay x 12'11)







#### EXTERIOR

Pleasant lawned rear garden of a good size with a selection of specimen trees, various plants & seating area. Space for shed to rear & storage space to side. Extensive off road parking to the front.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410  
E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have 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.



#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



