



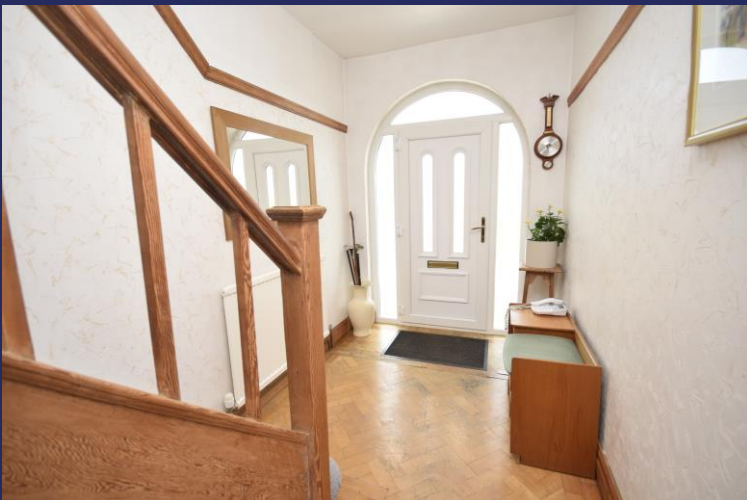
Strathlea, Whitchurch Road, Broomhall,
Nantwich, CW5 8BZ

Helping *you* move



Strathlea, Whitchurch Road, Broomhall, Nantwich, CW5 8BZ

Offers In Region Of £365,000



A superb three bedroom semi-detached house with spacious driveway, double garage and attractive gardens to both the front and rear. Situated in a rural location, the property enjoys lovely views to the front over the surrounding fields.

- **Superb Semi-Detached House**
- **Three Bedrooms**
- **Rural Location with Views Over Fields to the Front**
- **Spacious Accommodation**
- **Immaculately Presented Throughout**
- **Generous Driveway and Double Garage**
- **Front and Rear Gardens**
- **EPC D, Council Tax Band D**



Strathlea is a superb mature three bedroom semi-detached house with spacious driveway, double garage and attractive gardens to both the front and rear. Situated in the rural area of Broomhall, the property enjoys lovely views to the front over the surrounding fields and is just a short drive from the historical market towns of both Nantwich and Whitchurch. It is immaculately presented throughout and the accommodation comprises Entrance Hall, generous Lounge with multi-fuel burner, fabulous Kitchen/Diner, Cloakroom with WC, Conservatory with French doors onto the rear garden, Three Bedrooms incorporating two doubles and a single and a Family Shower Room with modern suite. Externally, the property is approached over a great size driveway leading to the attached double garage, providing ample parking space for several vehicles and there is also a large wood store to the front. To the rear the well maintained enclosed garden comprises lawn, brick paved patio, gravel area and flower beds filled with a variety of shrubs and plants.





LOCATION

Situated in the area of Broomhall, being approximately 3.5 miles south of Nantwich and 7.5 miles north of Whitchurch. Both Nantwich and Whitchurch have a choice of shopping facilities, schools and recreational facilities and are both on the direct train line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury is approximately 1.5 miles and offers railway station, primary school, village shop, public houses, and doctor's surgery. The larger centres of Chester, Shrewsbury, Crewe, Wrexham are between 10 to 27 miles approximately.



Helping *you* move

OUTSIDE

The property is approached via double timber gates onto a good size driveway leading to the double garage, providing ample parking space for several vehicles. The driveway is adjoined by lawn to both sides with neat flower beds and there is a large log store. A gate to the side provides access to the attractive enclosed rear garden which comprises brick paved patio area, well maintained lawn, gravel area and flower beds.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

Proceed from Whitchurch on the A525 towards Nantwich and the property will be found on the right hand side after approximately 7.5 miles, shortly after the village of Aston.

LOCAL AUTHORITY

Council Tax Band D. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH32962 280323



LOUNGE

26' 6" x 11' 7" (8.08m x 3.53m)

KITCHEN/DINER

21' 2" x 18' 1" (6.45m x 5.51m) max

CONSERVATORY

14' 1" x 9' 1" (4.29m x 2.77m)

BEDROOM ONE

14' 0" x 12' 9" (4.27m x 3.89m)

BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m)

BEDROOM THREE

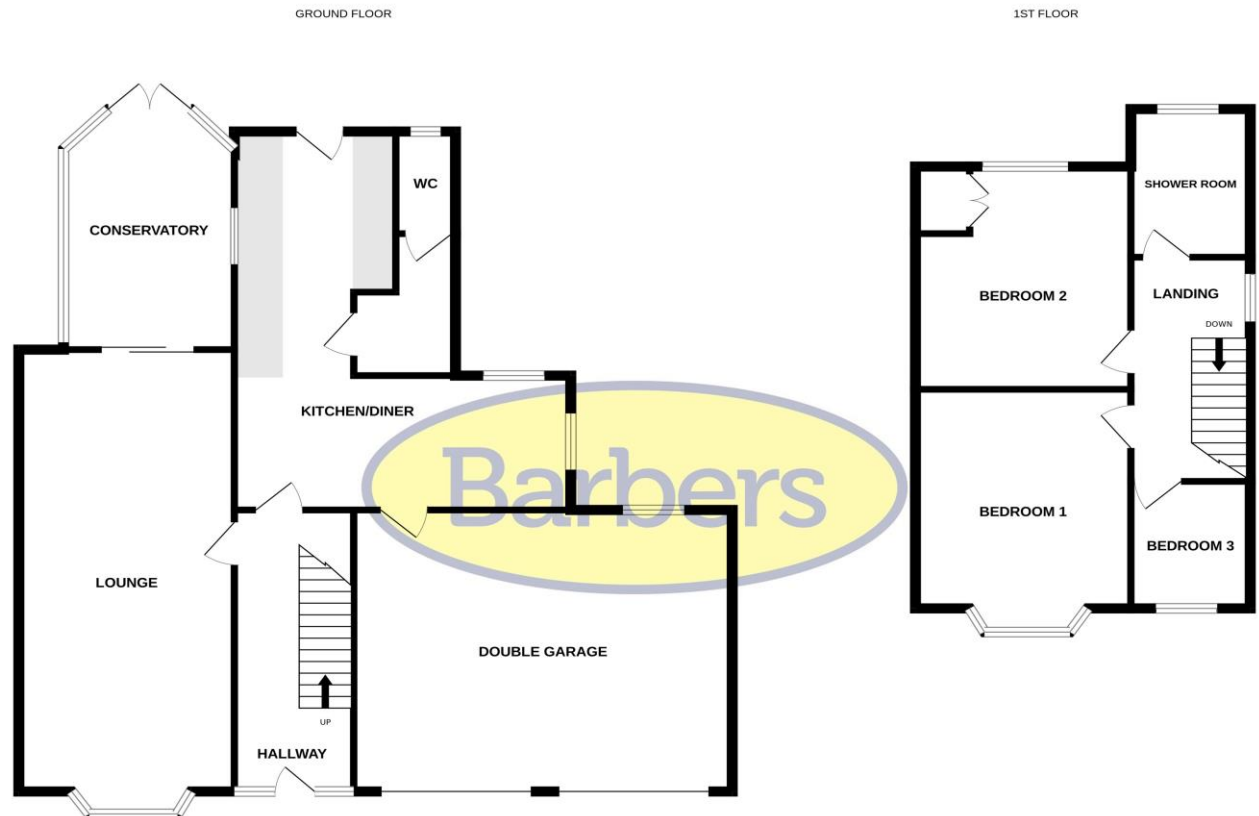
7' 0" x 6' 6" (2.13m x 1.98m)

FAMILY SHOWER ROOM

8' 7" x 6' 1" (2.62m x 1.85m)

DOUBLE GARAGE

20' 4" x 16' 3" (6.2m x 4.95m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH