



13 Blears Avenue, Nantwich

£400,000 Leasehold



Spacious four-bedroom detached family home in Nantwich. • Large kitchen/diner spanning the width of the property with integrated appliances. • Two ensuite double bedrooms plus a modern family bathroom. • Private rear garden with patio area and side access. • Driveway parking and single integrated garage.



This beautifully presented four-bedroom detached home in Nantwich offers generous living space, modern conveniences, and a well-designed layout ideal for both family life and entertaining.

Upon entering the property, you are welcomed by a spacious living room that creates a fantastic environment for relaxing or socialising with family and friends. To the rear of the home, the impressive kitchen/diner stretches the full width of the property, providing an excellent open space for cooking and dining. The kitchen features ample cupboard storage along with integrated appliances including a fridge, freezer, double oven, microwave, five-ring gas hob, and dishwasher. The dining area comfortably accommodates a large dining table, making it perfect for family meals or hosting guests.

A practical utility area sits just off the kitchen, offering dedicated space for both a washing machine and dryer. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the first floor hosts four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes spanning an entire wall and an ensuite shower room featuring a modern walk-in shower. Bedroom two is another generous double room, also with built-in wardrobes and its own ensuite with a walk-in shower. Bedroom three is similar in size, providing another comfortable double bedroom, while bedroom four is a single room that could easily function as a home office, study, or hobby room. The main family bathroom includes a bath, perfect for relaxing at the end of the day.

Outside, the rear garden offers a private outdoor retreat with a designated patio area ideal for outdoor seating or dining. There is also convenient side access to the property. To the front, a driveway and single integrated garage provide secure off-road parking and additional storage.

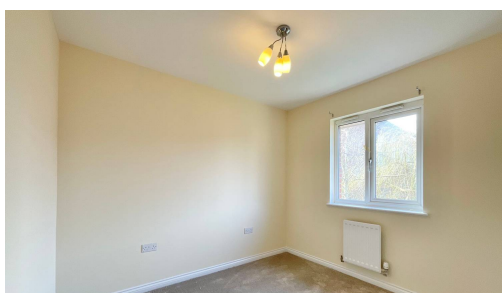
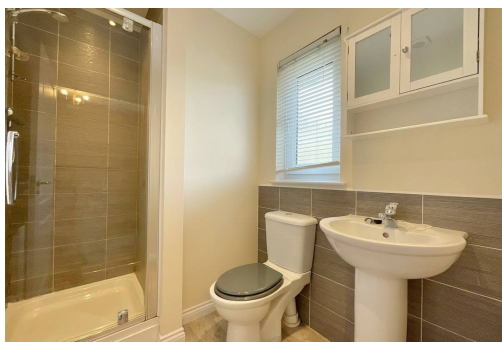


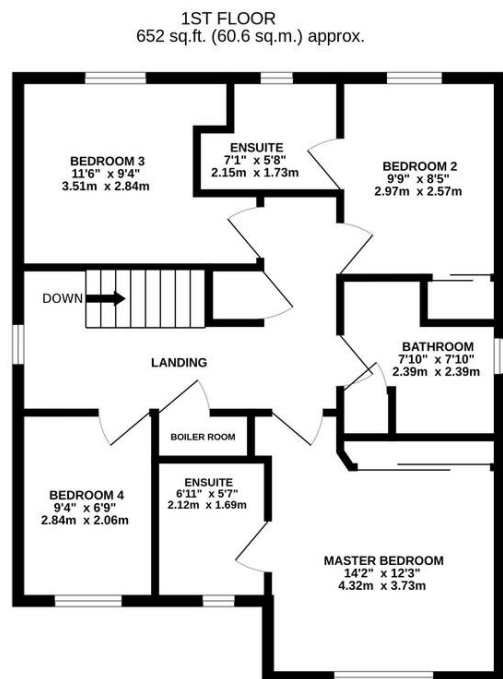
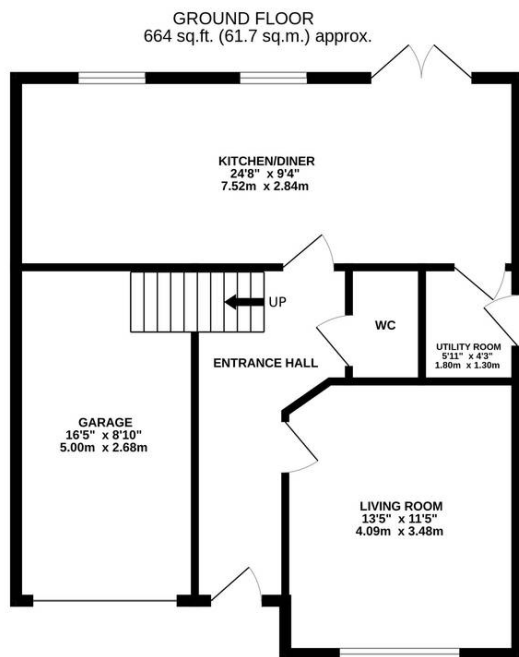
This beautifully presented four-bedroom detached home in Nantwich offers generous living space, modern conveniences, and a well-designed layout ideal for both family life and entertaining. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

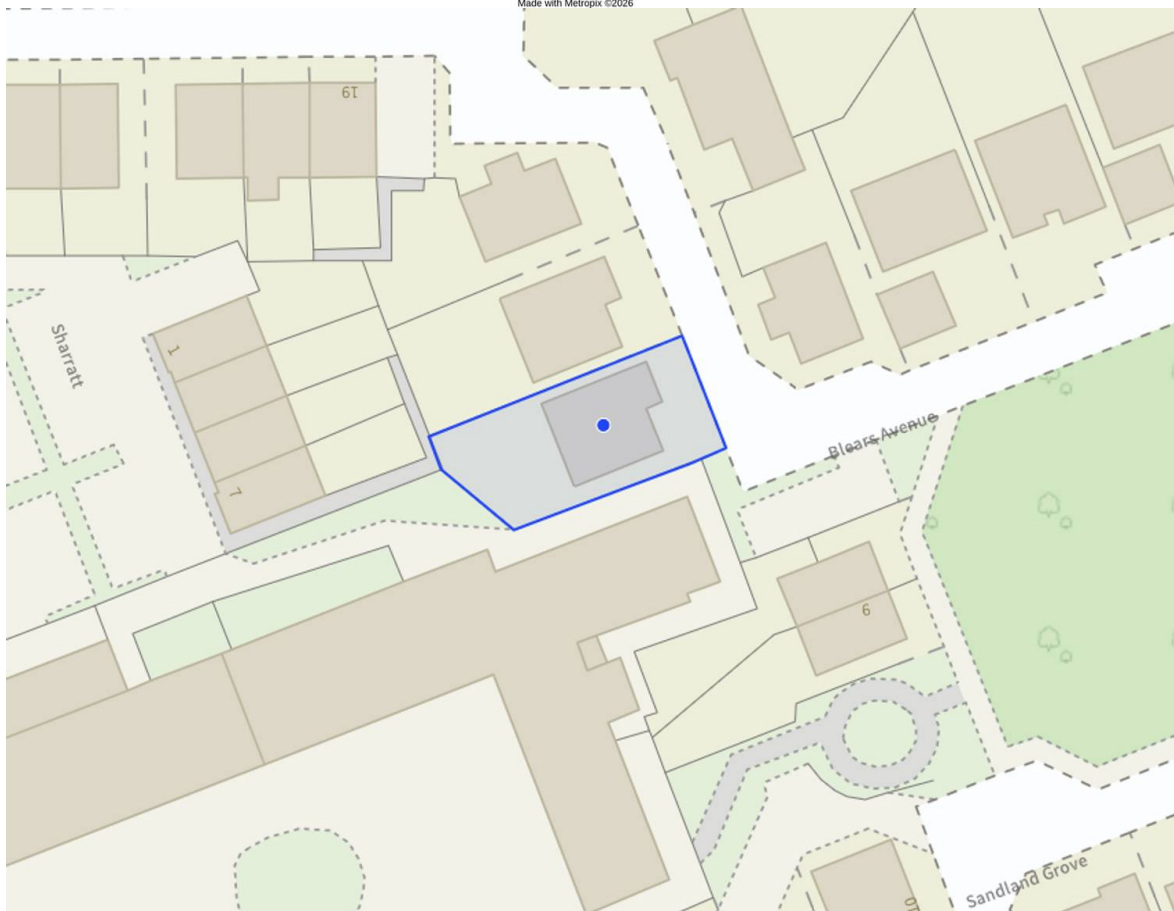




TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

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.

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