



7 HAWTHORNE AVENUE | NANTWICH | CHESHIRE | CW5 6HZ | STARTING BID £85,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

7 Hawthorne Avenue, Nantwich, Cheshire, CW5 6HZ

For Sale by Modern Method of Auction, Starting Bid Price £85,000 plus Reservation Fee.
Auction Date TBC.

An Increasingly rare opportunity to acquire a quaint One Bedroom Mid Terraced Town Cottage,
standing in a sought after town centre location.

Suitable for enhancement & reconfiguration (subject to the necessary consents),
Scope to extend to the rear.

Briefly comprising; Living Room, Kitchen,
First Floor Landing, Bedroom One (front) with pleasant leafy outlook, additional first floor
Dressing Room/Office and Bathroom.

Front garden & rear yard with store. Gated access to the rear.

Being extremely convenient for the town centre, all amenities are just a short distance away on foot.
Local road parking is available.

This property is for sale by 'Wright Marshall Ltd powered by Iamsold Ltd'

NO CHAIN





NANTWICH TOWN CENTRE

DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout & continue to the Churches Mansion roundabout take the first exit and at the next roundabout, take the 3rd exit onto Crewe Road. The row of cottages will be observed on the right hand side with the pedestrian access.

Please note, there is no parking to the property itself, though local on road parking is available in & around the town

AUTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you wish to view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

NANTWICH

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.



LIVING ROOM

THE ACCOMMODATION

With approximate dimensions comprises;

LIVING ROOM

11' 10" max x 11' 7" (3.61m x 3.53m) Part glazed entrance door, uPVC double glazed box bay window with deep cill to front, ceiling light point, radiator, telephone, TV ariel point & additional TV point. Timber fire surround, tile insert & hearth with open fire. Part glazed door leading to the kitchen.

KITCHEN

9' 4" x 11' 10" max (2.84m x 3.61m) Equipped with a range of base & drawer units to two elevations with roll top laminate work surface 7 inset sink unit with mixer tap. Electric cooker & gas hob, ceiling light point, wall light point, part tiled walls. Single glazed timber frame window to the rear with outlook over the courtyard. Radiator, wood effect laminate floor, door to the rear. Turned stairs rising to the First Floor. Under stairs space for fridge/freezer, space & plumbing for washing machine, space for Bistro set of table & chairs.





KITCHEN (ABOVE)

BATHROOM (BELOW)





BEDROOM ONE

FIRST FLOOR LANDING

Ceiling light point, loft access, wall mounted central heating controls.

BEDROOM ONE

11' 10" max into recess x 11' 7" (3.61m x 3.53m) Ceiling light point, uPVC double glazed window to the front, with pleasant leafy aspect, radiator.

DRESSING ROOM/ OFFICE

9' 4" max x 4' 4" (2.84m x 1.32m) Ceiling light point, timber single glazed window to the rear with a view of attractive properties beyond.



BATHROOM

6' 6" x 5' 1" (1.98m x 1.55m) Small panel bath with inset moulded seat, & brass mixer taps with telephone style shower attachment. Low level WC, pedestal wash hand basin, part tiled walls, wall light point, ceiling light point. Slim windows to the rear. Cupboard housing wall mounted central heating boiler.

EXTERIOR

The property is approached via a leafy & part walled pedestrian walkway which provides access to the charming row of character period cottages. A paved pathway and wrought iron gate leads to the front entrance. Part walled rear yard with various shrubs, timber gate to rear & outside brick store

EPC RATING: TBC

COUNCIL TAX BAND: A

TENURE

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

SERVICES

All mains water, drainage, electricity & gas services are either connected or available locally (subject to statutory undertakers costs & conditions). Gas 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.



REAR COURTYARD

VIEWING

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

SALES PARTICULARS & PLAN/S

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.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.

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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, so we can discuss your requirements further **

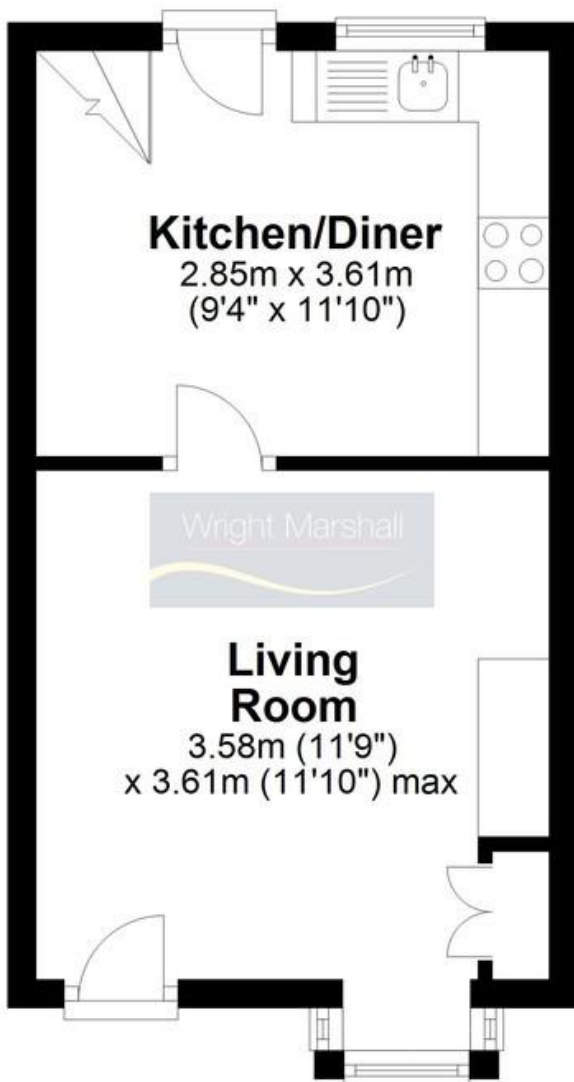
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

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



Ground Floor

Approx. 24.0 sq. metres (258.7 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)

