



7 DAVENPORT AVENUE | NANTWICH | CHESHIRE | CW5 5QH | GUIDE PRICE £100,000



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

# 7 Davenport Avenue, Nantwich, Cheshire, CW5 5QH

"Ideal owner occupier or buy to let investment".

An appealing Two Bedroom town centre apartment providing comfortable first floor accommodation in a popular & convenient location close to Barony Park and the town centres facilities.

Briefly comprising; Landing, Breakfast Kitchen, Bathroom, Bedroom One, Bedroom Two, 'L' shaped Lounge Dining Room. Electric storage heaters. UPVC double glazed windows & door. Private Southerly facing private gardens.





#### DIRECTIONS

(SEE ALSO PLAN EDGED RED)

From the Agent's Nantwich office continue along Hospital Street, over the mini roundabout to Churche's Mansion roundabout and take the 1st left, then over the mini roundabout onto Millstone Lane. At the traffic lights, continue ahead into Barony Road, passing Barony Park on the right then turn left onto Davenport Avenue & the property will be observed on the left hand side.



#### 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 Aide 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.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

Steps to the first floor. UPVC Double glazed entrance door. Steps to:-

#### LANDING

Access to loft. 5 Panel glazed doors to Breakfast Kitchen.



#### BREAKFAST KITCHEN

9' 9" x 9' 6" (2.97m x 2.9m) Modern fitted units to three elevations providing extensive worktop surfaces with an acrylic single drainer sink unit & mixer tap. Base cupboards & drawers, wall mounted storage units, part tiled walls, ceramic tile floor, 2 uPVC double glazed windows, slot space for gas cooker, plumbing for washing machine, space for breakfast table, TV point, space for freestanding domestic appliances.

#### 'L' SHAPED LOUNGE DINING ROOM

17' 11" x 14' 4" max (5.46m x 4.37m) 2 UPVC Double glazed windows, composite Adams style fireplace & hearth with Living flame wall effect gas fire, 2 wall light points, 2 ceiling light points, TV point, electric storage heater.



#### BATHROOM

Modern suite comprising; panel bath, pedestal wash hand basin, close coupled WC, part tiled walls, electric heated chrome towel rail.



#### BEDROOM ONE (REAR)

12' 11" x 10' 11" (3.94m x 3.33m) UPVC double glazed window, fitted wardrobes & cupboards, electric storage heater, airing cupboard with lagged hot water cylinder & immersion heater.

#### BEDROOM TWO (FRONT)

12' 9" x 9' 6" (3.89m x 2.9m) UPVC Double glazed window, electric storage heater.



BEDROOM ONE (REAR)

BEDROOM TWO (FRONT)





#### EXTERIOR

(SEE PLAN EDGED RED)

Front & rear lawned gardens, domestic outhouse, concrete pathways, shrubs & trees, flower borders, aluminium greenhouse, cold water tap, pedestrian shared rights of way with adjoining ground floor flat.

EPC RATING: D

COUNCIL TAX BAND: A

#### SERVICES

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

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.

#### TENURE

Leasehold with vacant possession upon completion.  
(Term: 125 years from 1981. 88 years remaining).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 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 & 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.

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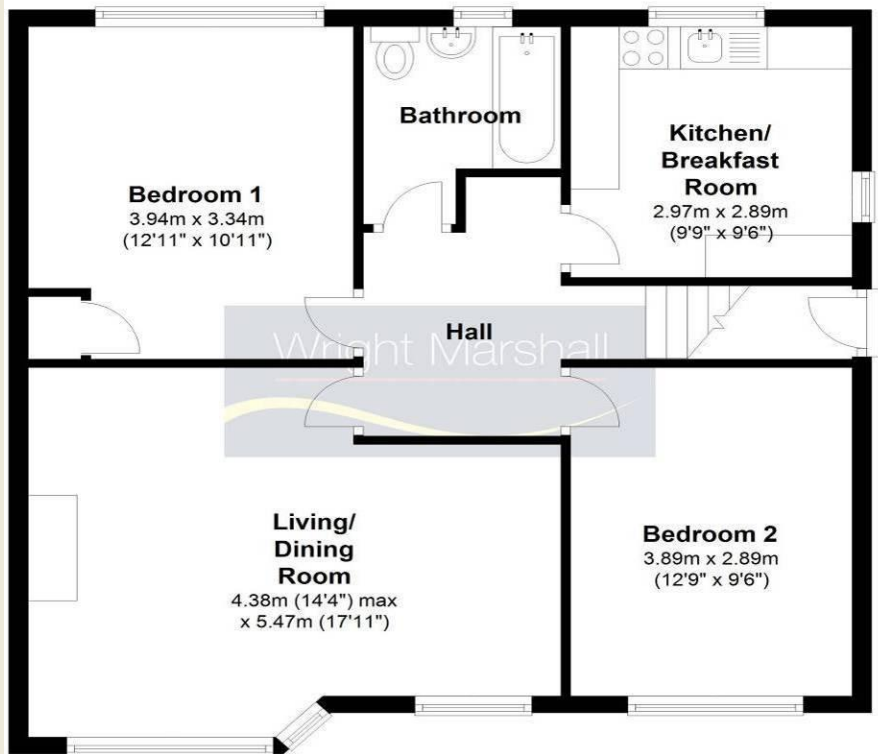
#### MARKET APPRAISAL

"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.



### Floor Plan

Approx. 68.4 sq. metres (736.3 sq. feet)





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Estate Agents

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