



12 HAWTHORNE AVENUE | NANTWICH | CHESHIRE | CW5 6HZ | OIRO £104,950

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

12 Hawthorne Avenue, Nantwich, Cheshire, CW5 6HZ

A charming 'hidden gem', nestled in a delightful backwater location within the town centre, approached via a leafy pedestrian walkway.

The period Two Bedroom Mid Terraced Town Cottage, having been a long term rental. The property is ideal for a little updating & briefly comprises; Living Room, Breakfast Kitchen with stair rising to the first floor, Rear Vestibule, Bathroom.

First Floor with Two Bedrooms.

Manageable front garden & rear yard with store. Being extremely convenient for the town centre, all amenities are just a short distance away on foot.

Local on road parking is available.

The property would be ideal for buy to let investors and first time buyers, or indeed as a great 'lock up & leave' property.

NO CHAIN





NANTWICH



DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout & continue to the Churches Mansion 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

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.

THE ACCOMODATION:-

With approximate dimensions comprises;

LIVING ROOM

Part glazed entrance door, uPVC double window to front, ceiling light point, radiator, smoke detector.

BREAKFAST KITCHEN

Equipped with a range of wall, base & drawer units to two elevations incorporating roll top laminate work surface & inset stainless steel sink unit and mixer tap. Electric cooker slot, space for base level fridge freezer.

Ceiling light point, under unit lighting, part tiled walls, uPVC double glazed window to front, radiator, tiled floor.

Door to the Rear Vestibule & turned stairs rising to the first floor. Under stairs space & space for breakfast table & chairs.

REAR VESTIBULE

Ceiling light point, tiled floor, uPVC double glazed window to side providing access to the rear yard. Door to the beautiful Bathroom. Space & plumbing for washing machine.

BATHROOM

Fitted white suite, chic & 'on trend' in its presentation with panel bath with shower over, both fixed head & hand held attachment, low level WC, pedestal wash hand basin, fully tiled walls & floor, ceiling light point, extractor fan, radiator, uPVC double glazed window.

FIRST FLOOR LANDING

Ceiling light point

BEDROOM ONE

Ceiling light point, uPVC double glazed window to front, radiator. There is a pleasant view over the front garden to the leafy approach walkway.

BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window to the rear with a charming aspect over neighbouring gardens & trees. Built in cupboard with gas central heating boiler.

EXTERIOR

The property is approached via a leafy & walled pedestrian walkway which provides access to the charming row of character period cottages. A paved pathway & timber gate leads to the front entrance. The front of the property enjoys a manageable front garden providing ample space in which to relax & entertain. Bordered by fencing. There is a small rear yard which has a useful built in storage cupboard. Rear pedestrian access & bin access.

EPC RATING: C

COUNCIL TAX BAND: A

SERVICES

All mains gas, water, electricity & drainage 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.

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. 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.



