



69 NORTH CROFTS | NANTWICH | CHESHIRE | CW5 5SQ | GUIDE PRICE £135,000



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

69 North Crofts, Nantwich, Cheshire, CW5 5SQ

An increasingly rare opportunity to acquire a quaint Two Bedroom Mid Terraced Town Cottage standing in a sought after town centre backwater.

Requiring complete renovation throughout, the property offers a unique opportunity.
Briefly comprising; Living Room, Kitchen.

First Floor Landing, Bedroom One (front) with pleasant outlook &
Bedroom Two with Bathroom off it.

Pleasant lawned front garden. Rear yard & small outhouse, which offers the possibility to create parking, if required & subject to necessary consents.

NO CHAIN





FRONT ELEVATION, PEDESTRIAN AND VEHICULAR ACCESS

DIRECTIONS

From the Agent's Nantwich office, proceed on foot across the square, past the Church along Monks Lane & Dysart Buildings. Turn left at the bottom onto the Crofts & North Crofts rear elevations will be observed in front of you.





NANTWICH

The property is very well situated only a few minutes walk from the centre of the well know & attractive Market Town. 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 DINING ROOM





KITCHEN

THE ACCOMMODATION:-

With approximate measurements comprises;

LIVING DINING ROOM

23' 5" x 12' 1" (7.14m x 3.68m) A pleasant light room. Light points, radiator, original window to the front and window to the rear. Fireplace with open grate (not tested). Timber Entrance door (not in use). Door to Kitchen, stairs rising to the first floor.

KITCHEN

7' 7" x 7' 3" (2.31m x 2.21m) Various cupboards, window to the rear, door to the side, Sink Wall mounted gas central heating boiler.

FIRST FLOOR LANDING

BEDROOM ONE

10' 7" x 12' 1" (3.23m x 3.68m) Two windows to the front with pleasant outlook, radiator, light point.





BEDROOM TWO

BEDROOM TWO

6' 9" x 3' 0" (2.06m x 0.91m) Window to the rear, radiator light point, door to the bathroom.

BATHROOM

7' 7" x 7' 3" (2.31m x 2.21m) Enamel bath, low level WC, wash hand basin, window to the rear, light point





VEHICULAR APPROACH TO REAR

EXTERIOR

The property boasts a pleasant lawned front garden & central pathway leading to both Numbers 68 & 69. The rear yard, presently overgrown boasts potential to create a parking space by way of removing the small outhouse (Subject to necessary consents)

EPC RATING: E COUNCIL TAX BAND: B

SERVICES

All mains water, drainage, gas & electricity services are connected (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.

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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REAR YARD

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!

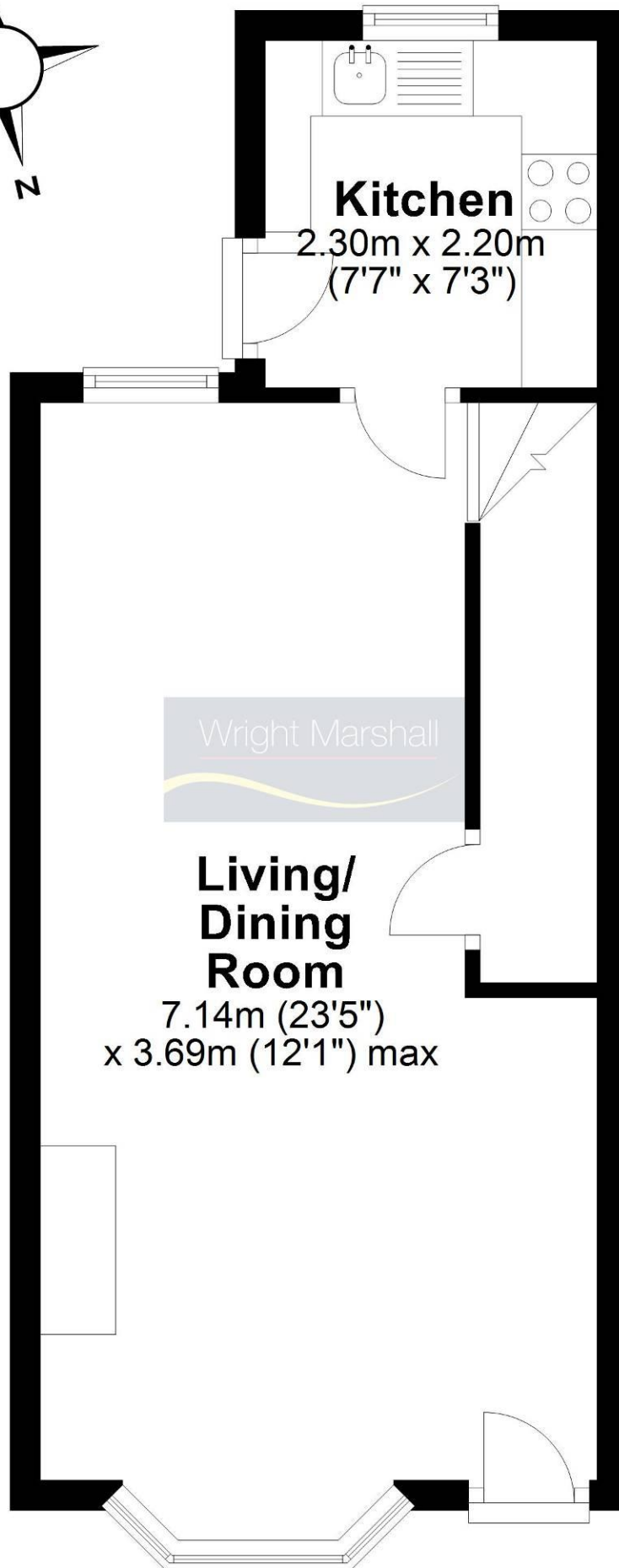
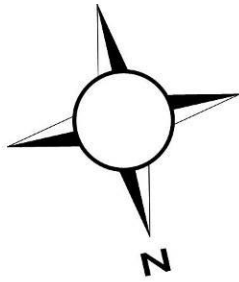
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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. 31.8 sq. metres (342.6 sq. feet)



Kitchen

2.30m x 2.20m
(7'7" x 7'3")

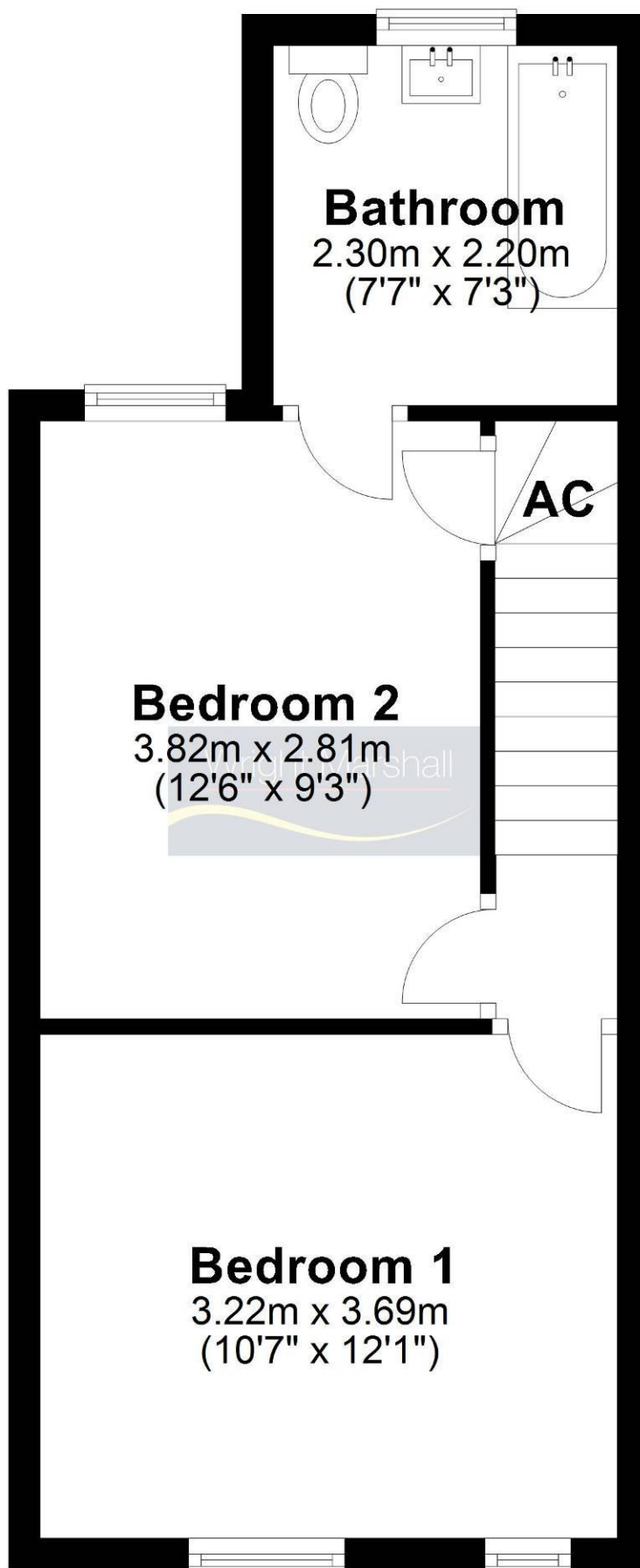
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**Living/
Dining
Room**

7.14m (23'5")
x 3.69m (12'1") max

First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Wright Marshall
Estate Agents

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Wright Marshall Fine & Country

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