



MISREPRESENTATION ACT 1967.

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An attractive, Three Bedroom Semi Detached Property standing in an established cul de sac position within the town centre. Suitable for modernisation & repair, there is scope to extend the property & create rear parking (subject to any necessary consents). Generous lawned rear garden. NO CHAIN.

## DESCRIPTION

An appealing Three Bedroom Semi Detached House suitable for modernisation & repair, offered for sale with NO CHAIN. Situated in a pleasant established area within Nantwich town centre, making it ideal for a variety of buyers, but particularly anyone looking to add their own stamp to a mature well proportioned house. Briefly comprising; Entrance Hall, Living Room, Kitchen, Dining Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC. Excellent large rear garden with lawn, shed & gravelled seating area. There may be the possibility to create rear vehicular access though purchasers would need to ascertain information & satisfy their own enquiries. UPVC Double Glazing & Gas Central Heating.

## 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 ACCOMMODATION:-

With approximate dimensions, comprises;

### ENTRANCE HALL

11'6" max x 5'10" max (3.53 max x 1.80 max)  
UPVC Double glazed entrance door, ceiling light point, uPVC double glazed window to front, telephone point, base level cupboard. Stairs rising to the first floor. Doors to the Living Room & Kitchen.

### LIVING ROOM

12'5" plus bay x 12'4" max (3.81 plus bay x 3.76 max)  
Ceiling light point, fireplace with open fire, TV aerial, radiator, uPVC double glazed bay window to the front elevation. Door to the Dining Room & Hall.

### KITCHEN

12'4" red to 8'5" x 7'10" max (3.78 red to 2.59 x 2.41 max)  
Equipped with a modern range of wall, base & drawer units, roll top laminate work surface with inset stainless steel sink unit & mixer tap. Ceiling light point, uPVC double glazed window to the rear elevation with pleasant view, uPVC double glazed door to the side elevation, part tile walls, space &

plumbing for washing machine, space for gas cooker, space for base level fridge, wood effect vinyl floor covering. Door to Dining Room.

### DINING ROOM

10'9" max x 10'5" (3.28 max x 3.20)  
Ceiling light point, uPVC double glazed window to the rear elevation, radiator, TV aerial, gas fire upon hearth, built in cupboard.

### FIRST FLOOR LANDING

Ceiling light point, smoke detector, 'Xpelair' uPVC double glazed window to the side.

### BEDROOM ONE (FRONT)

13'5" x 10'5" (4.09 x 3.20)  
Ceiling light point, uPVC double glazed window to the front, radiator, former fireplace.

### BEDROOM TWO (REAR)

10'5" x 9'8" (3.20 x 2.95)  
Ceiling light point, radiator, uPVC double glazed window to rear with pleasant garden outlook, built in cupboard housing wall mounted 'Baxi' gas central heating boiler.

### BEDROOM THREE (FRONT)

8'11" x 7'10" (2.74 x 2.41)  
Ceiling light point, uPVC double glazed window to front, radiator, built in cupboard.

### BATHROOM (REAR)

Panel bath, pedestal wash hand basin, ceiling light point, part tiled walls, uPVC double glazed window to rear, wood effect vinyl floor, 'Xpelair' fan, radiator.

### SEPARATE WC

Low level WC, ceiling light point, uPVC double glazed window to side, part tiled walls, wood effect vinyl floor.

### EXTERIOR

Low maintenance paved & gravel frontage behind dwarf brick wall & pedestrian entrance gate. Side gated access to the rear.  
Various outhouses / stores. Superb size rear garden predominantly laid to lawn with greenhouse & shed.  
Rear gravelled seating area and various planted borders.  
Close boarded boundary fence to rear.  
There may be the possibility to create rear vehicular access, though we suggest interested parties satisfy their own enquiries in regard this.

### EPC RATING: D

### COUNCIL TAX BAND: B

### SERVICES

All mains water, electricity, gas & drainage 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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## 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.