



75 QUEENS DRIVE | NANTWICH | CHESHIRE | CW5 5JD | GUIDE PRICE £187,000



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

75 Queens Drive, Nantwich, Cheshire, CW5 5JD

An excellent 'family friendly' Three Bedroom mature Semi Detached House situated in a highly convenient location with walking distance of the town centre.

Briefly comprising; Entrance Hall, fantastic Kitchen Diner, Living Room with stunning fire surround & 'Living Flame' fire, Conservatory.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room, separate WC. Ample off road parking to front with planted border, beautiful Cherry tree & additional specimen tree.

Side access to the rear garden, which is of an excellent size and is particularly low maintenance being extensively paved & forming two distinct areas.

There are beautiful specimen shrubs & trees including a Magnolia & Camelia, archway to the vegetable area beyond.

UPVC D.G. & Gas C.H.





NEARBY WELSH ROW

DIRECTIONS

From the Agent's Nantwich office on High Street, proceed along Hospital Street (one way) to the mini roundabout. Take the 2nd exit & continue past Morrisons Supermarket on your right hand side. At the next roundabout, take the 2nd exit & proceed along Waterlode to the traffic lights. Turn left into Welsh Row & take the left turn into Queens Drive, continue along & No. 75 will be observed on the left hand side.

WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Malbank School & 6th Form College is a few hundred yards from the property & Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





KITCHEN

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE / DINING HALL

13' 3" x 7' 1" (4.04m x 2.16m) An excellent open plan, light & airy space, with uPVC double glazed entrance door, uPVC double glazed window to side elevation, radiator, wood effect laminate flooring. Stairs rising to the first floor. Open to the spacious Kitchen.

KITCHEN

13' 2" max x 10' 3" max (4.01m x 3.12m) Comprehensively well equipped with a range of attractive white coloured wall, base & drawer units with roll top laminate work surfaces & inset stainless steel sink unit with mixer tap. Space for electric cooker, space & plumbing for washing machine, uPVC double glazed window to the rear elevation with pleasant garden view, ceramic tile floor, under stairs storage cupboard, radiator, uPVC double glazed door to the garden.





LIVING ROOM

17' 10" x 10' 8" (5.44m x 3.25m) An incredibly well proportioned attractive living space enjoying a high degree of natural light. 2 Ceiling light points, ceiling coving, radiator, uPVC double glazed window to front, highly attractive timber fire surround with inset 'Living Flame' effect gas fire inset into cast iron effect fireplace with tiles, television aerial point. UPVC Double glazed French doors leading to the Conservatory.





CONSERVATORY

10' 0" max x 10' 0" max (3.05m x 3.05m) Low brick base with uPVC double glazed panes & opening lights, radiator, uPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Ceiling light point, loft access, uPVC double glazed window to rear.

BEDROOM ONE (FRONT)

11' 8" x 10' 1" (3.56m x 3.07m) Ceiling light point, radiator, uPVC double glazed window to front, built in cupboard housing gas central heating boiler.

BEDROOM TWO (FRONT)

10' 8" max x 9' 8" min (3.25m x 2.95m) Ceiling light point, radiator, uPVC double glazed window to the front elevation, television aerial point.

BEDROOM THREE (REAR)

8' 0" x 7' 9" (2.44m x 2.36m) Ceiling light point, radiator, uPVC double glazed window to the rear elevation, built in cupboard.

SEPARATE WC

Concealed cistern WC, ceiling light point, uPVC double glazed window.

SHOWER ROOM

Superbly appointed, fitted with a large shower cubicle with mixer shower, wash hand basin with mixer tap & vanity storage beneath, heated towel rail/radiator, uPVC double glazed window to the side elevation.





BEDROOMS





EXTERIOR

The property boasts ample off road parking to the front by way of a good size paved driveway. Specimen tree, mature Cherry tree, and planted border. Side access leading to the rear garden. The rear garden is of a good size & is particularly low maintenance, being extensively paved to two areas. The planting includes established 'Magnolia' & 'Camelia', archway to area with vegetable beds. Space for shed etc.

EPC RATING: C

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 & PLANS

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.

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CONSERVATORY

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.

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 SERVICES

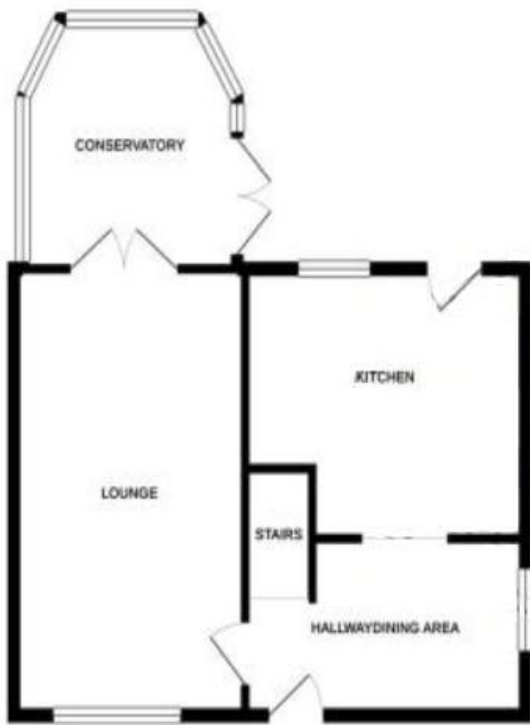
We can help you fund your new purchase with mortgage advice!

** 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
516 sq. ft. (48.0 sq. m.) approx.



1ST FLOOR
423 sq. ft. (39.3 sq. m.) approx.

