



39 SALTMEADOWS | NANTWICH | CHESHIRE | CW5 5HF | OIEO £240,000



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

39 Saltmeadows, Nantwich, Cheshire, CW5 5HF

An extremely desirable Three Bedroom, Two Bathroom Semi Detached House situated in one of the towns most sought after locations and being close to the town & schools. There is ample opportunity to extend the property, if required, to the side and or the rear (subject to necessary consents).

Briefly comprises: Entrance Hall, Cloaks/WC, Living Room, Kitchen Diner, Master Bedroom with Ensuite Shower room, Family bathroom and attached Single Garage with power & light, extended driveway with parking for several vehicles & gated side access to rear.

The property benefits from a larger than standard rear garden, predominantly laid to lawn with paved patio. UPVC D.G. & Gas C.H.
Ideal for owner occupiers or indeed buy to let investors.

NO CHAIN





DIRECTIONS

Proceed from the Agent's Nantwich office, down Hospital Street, turning right at the mini roundabout, passing Morrisons Supermarket. At the next roundabout, proceed straight across into Waterlode. At the traffic lights, turn left into Welsh Row. Take the left turn into Marsh Lane & continue. Turn right into Edmund Wright Way & continue, following the road around. Turn right after the bend & the property will be observed on the left hand side.

WELSH ROW

No 39 is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also 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 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;

ENTRANCE HALL

Steel composite part glazed entrance doo, wood effect laminate floor, ceiling light point, radiator.

CLOAKS/WC

Low level WC, wash hand basin with tile splashback, ceiling light point, double glazed window to the front, radiator, wood effect laminate floor.

LIVING ROOM

17' 5" x 15' 2" max (5.31m x 4.62m) Recessed ceiling lights, TV & telephone points, wood effect laminate floor, two radiators, uPVC double glazed box bay window to the front. Turned stairs rising to the first floor landing with built in storage cupboard.





KITCHEN DINER





KITCHEN DINER

9' 11" x 15' 2" (3.02m x 4.62m) Equipped with a modern range of beech effect wall, base and drawer units to three elevations with roll top granite effect work surfaces & inset 1.5 bowl stainless steel single drawer unit and mixer tap. Recessed ceiling lights, part tiled walls, uPVC double glazed window to the rear and French doors. 'Ariston' 5 burner gas hob & electric 'Beko' double oven/grill below. Integrated dishwasher & fridge freezer, space & plumbing for washing machine. Wood effect laminate floor TV & telephone points, radiator & double doors to living room. Ample space for a table & chairs.

FIRST FLOOR LANDING

Ceiling light point, smoke detector, radiator, built in cupboard.

MASTER BEDROOM ONE (REAR)

10' 6" max x 11' 6" (3.2m x 3.51m) Ceiling light point, uPVC double glazed window to the rear, radiator, TV & telephone point, door to Ensuite Shower Room.

ENSUITE SHOWER ROOM

Built in shower cubicle (fully tiled walls) with mains shower, low level WC, pedestal wash hand basin with tile splash back, recessed ceiling lights, uPVC double glazed window to the side, vinyl floor, radiator, shaver point.





MASTER BEDROOM ONE (REAR)

BEDROOM TWO

11' 0" x 8' 1" (3.35m x 2.46m) Ceiling light point, uPVC double glazed window to the front.



BEDROOM THREE

7' 8" x 6' 9" (2.34m x 2.06m) Ceiling light point, radiator, uPVC double glazed windows to the front.





BATHROOM

5' 10" x 8' 1" (1.78m x 2.46m) Panel bath with chrome mixer taps and telephone style shower attachment, low level WC, pedestal wash hand basin, recessed ceiling lights, radiator, vinyl floor.

Loft access.

EXTERIOR

The property benefits from a larger than standard garden to the rear, making this a real advantage.

Tarmacadam driveway to the front with extended gravel area, front lawn. Gated side access to the rear, super sized rear garden with patio and timber shed.

ATTACHED SINGLE GARAGE

Up & over door, power & light.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & 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.

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.



OUTLOOK FROM SALTMEADOWS CUL DE SAC

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.

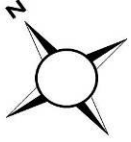
FINANCIAL ADVICE

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 **

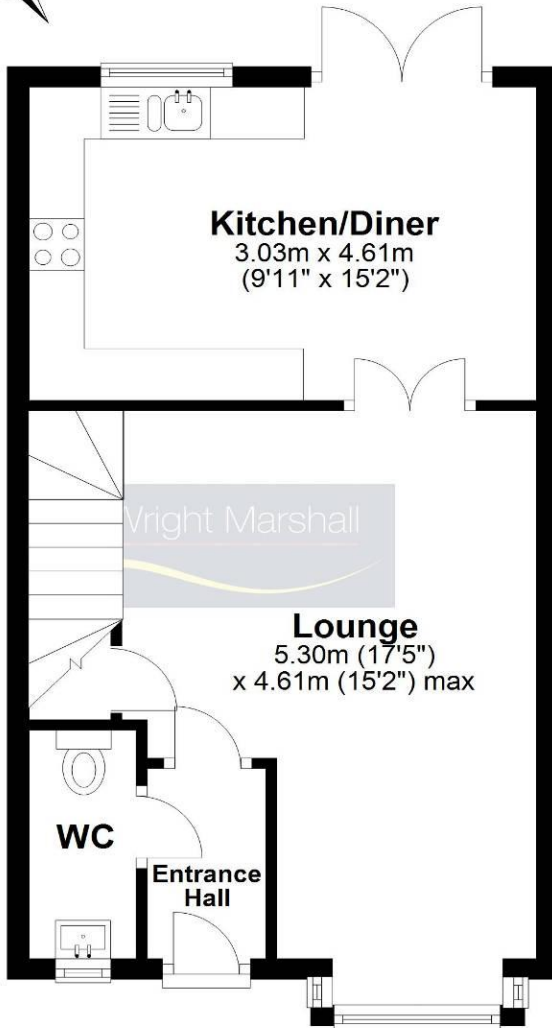
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)

