



28 SHREWBRIDGE CRESCENT | NANTWICH | CHESHIRE | CW5 5TF | OIRO £244,000



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

28 Shrewbridge Crescent,

Nantwich, Cheshire, CW5 5TF

An excellent traditional Three Bedroom Semi Detached House of considerable appeal. Boasting comfortable accommodation & situated in a wonderfully convenient location.

Briefly comprising; Entrance Hall, Living Room filled with natural light, Dining Room with garden view, Fitted Kitchen.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room.

Offering light living spaces being well appointed, and standing in a particularly convenient town centre cul de sac location.

The property is approached via a paved driveway providing ample off road parking.

There is a wonderful lawned front garden with various shrubs & plants.

The rear South Easterly garden is fenced to all sides & is mostly laid to lawn with a patio seating area.

There is a path leading to the top of the garden where there is a raised deck area providing further seating.

Large Timber shed for storage.

NO CHAIN





NANTWICH

DIRECTIONS

BY CAR: Proceed from the Agents Nantwich office along Hospital Street & turn right at the mini roundabout. Proceed past Morrisons supermarket & at the next roundabout, continue ahead. Turn left into Shrewbridge Road & turn left into Shrewbridge Crescent & the property will be observed on the left hand side.

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.





LIVING ROOM

THE ACCOMMODATION:

With approximate dimensions comprises;

ENTRANCE HALL

Entrance door opens into the the Entrance Hall. Doors to the Sitting Room, Dining Room and Kitchen. Stairs rise to the first floor with a useful under-stairs cupboard. UPVC D.G. frosted double glazed window to the side, coving, ceiling light point, radiator, power points and tiled flooring.

LIVING ROOM

12' 11" x 11' 5" (3.94m x 3.48m) An excellent sized reception room which is filled with a high degree of natural light. UPVC Double glazed window to the front, wall mounted contemporary electric fireplace, coving, ceiling light point, radiator, power points, TV point and carpet.

DINING ROOM

12' 4" x 11' 0" (3.76m x 3.35m) An excellent sized Dining Room with double glazed sliding doors to the rear providing access to the rear garden. Electric flame effect fire with marble hearth, coving, ceiling light point, radiator, power points and laminate flooring.





KITCHEN

8' 3" x 10' 0" (2.51m x 3.05m) Well appointed kitchen with a modern range of matching base units with worktops over, incorporating a 1.5 bowl stainless steel sink unit and drainer. Appliances include double oven with four burner gas hob & extractor hood over. UPVC Double glazed window to the rear with attractive garden aspect. Ceiling spot lights, tiled splashbacks, tiled flooring. Pantry with shelving. Access through to the Utility Room.

UTILITY ROOM

10' 1" x 9' 0" (3.07m x 2.74m) An excellent sized Utility Room with matching wall and base units to those in the Kitchen with worktops over, incorporating a stainless steel sink and drainer. Space & plumbing for washing machine and tumble dryer. With space for an American style fridge freezer. Frosted double glazed window to the front elevation and uPVC double glazed doors with frosted panels, one opens to the front and one to the rear. Spotlights, chrome heated towel Radiator, tiled flooring. Access to the WC.





MASTER BEDROOM

WC

5' 2" x 2' 7" (1.57m x 0.79m) White suite comprising of concealed cistern WC, UPVC frosted double glazed window to the rear elevation, ceiling light point, chrome heated towel radiator and tiled floor.

FIRST FLOOR LANDING

Provides access to the bedrooms and bathroom. double glazed window to the side elevation, loft access, ceiling light, coving, power points and carpet.



MASTER BEDROOM

12' 4" x 11' 0" (3.76m x 3.35m) A spacious double bedroom with double glazed window to the rear with garden views, ceiling light point, radiator, TV point, power sockets and carpet.

BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m) An excellent sized double bedroom with double glazed window to the front, coving ceiling spotlights, radiator, power sockets and laminate flooring.





SHOWER ROOM

BEDROOM THREE

8' 5" x 7' 11" (2.57m x 2.41m) A good sized single bedroom with double glazed window to the front, over stairs storage cupboard, ceiling light point, spotlights, radiator power points and laminate flooring.



SHOWER ROOM

8' 2" x 7' 9" (2.49m x 2.36m) White suite comprising large walk-in shower, with jets and separate shower attachment, sliding glazed doors, wall mounted wash hand basin and concealed cistern WC, storage cupboard housing the boiler, frosted double glazed window to the rear, extractor fan, ceiling light point chrome heated towel radiator, part tiled walls and tiled flooring.





EXTERIOR

The property is approached via a paved driveway providing off road parking for several vehicles. There is a lawn laid to the front edged with a gravel border with a selection of shrubs and plants. The rear garden is south easterly facing and is an enclosed garden, fenced to all sides and is predominantly laid to lawn with a patio seating area. There is a path leading to the top of the garden where there is a raised decked area providing further seating. With a large timber shed for storage. A lovely garden for entertaining and relaxing.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains water, drainage, gas and electricity services 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.



REAR ELEVATION

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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.



FRONT ELEVATION IN THE SUMMER (ABOVE)

REAR GARDEN IN THE SUMMER (BELOW)





VIEW INTO THE GARDEN FROM THE DINING ROOM (ABOVE)

FLOOR PLAN (BELOW)



GROUND FLOOR



1ST FLOOR

NOTES

Wright Marshall
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