



3 SWAN CLOSE | EDLESTON | NANTWICH | CHESHIRE | CW5 5XE | OIRO £285,000



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

3 Swan Close, Edleston, Nantwich, Cheshire, CW5 5XE

OUTSTANDING UNRIVALLED CANAL ASPECT IN A SOUGHT AFTER EDGE OF TOWN POSITION

An incredibly charming Detached double fronted house of considerable appeal. Built just 5 years ago, the outstanding home is beautifully presented in a characterful cottage style with meticulous accommodation, walled corner plot gardens with recently built oak veranda, tandem drive & an unrivalled canal outlook.

The exacting accommodation briefly comprises; Pretty Canopy Porch, Entrance Hall, Utility/WC, Living Room with superb canal view, Kitchen Diner with French doors to the garden & pleasant front aspect. First Floor Landing, Bedroom One (enlarged utilising the original Bedroom Three, Bedroom Two & Ensuite Shower Room, Family Bathroom.

Single Garage & Tarmacadam tandem driveway with space for approx three vehicles. Enchanting cottage style gardens to the front & side being richly planted with specimen Roses, Olive trees & other herbaceous plants. Rear walled courtyard style garden of immense appeal with simulated grass, seating/entertaining are beneath a stunning solid oak veranda.

UPVC D.G. & Gas C.H.





DIRECTIONS

From the Agent's Nantwich office in the High Street, proceed along Hospital Street. At 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 to the traffic lights. Turn left into Welsh Row (signposted Chester) & continue along Welsh Row and turn left into Queens Drive. Turn left into the Malbank Waters development at the top of Queens Drive, and take the right turn into Mallard Avenue Turn into Swan Close & continue towards the canal & open designated green area is situated where 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.

WELSH ROW

No 3 Swan Close 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.



THE ACCOMODATION

With approximate dimensions, comprises:-



ENTRANCE HALL

Canopy Porch & pathway flanked by beautiful swathes of Roses. Steel casement entrance door, ceiling light point, smoke detector, radiator, attractive flooring. Stairs rising to the first floor. Doors to the Living Room, Kitchen Diner & Utility/WC.

CLOAKS WC / UTILITY ROOM

Ceiling light point, UPVC double glazed window to the rear, attractive flooring, WC & wash hand basin, radiator, base level cupboard with washing machine & tall cupboard.





LIVING ROOM

15' 7" x 10' 10" (4.75m x 3.3m) An extremely elegant chic & naturally light room with dual canal & open aspect views. Ceiling light point, radiator, 2 UPVC double glazed windows to the side elevation with glorious outlook to the front & UPVC double glazed box bay window the front, TV point, central gas stove.







KITCHEN DINER

15' 7" x 11' 6" (4.75m x 3.51m) An extremely well appointed Kitchen Diner with ample space for relaxing & entertaining. The Kitchen is comprehensively well equipped with a stunning range of soft green coloured wall, base and drawer units to three elevations. Work surfaces with inset sink unit & mixer tap. Recessed ceiling lights & ceiling light point to dining area, UPVC double glazed window overlooking the courtyard, UPVC double glazed box bay window with open outlook towards the green area, part tiled walls, highly attractive tile floor. UPVC double glazed French doors to the courtyard and external garden room. Integrated appliances include; electric oven/grill, 4 ring electric hob with extractor over, fridge/freezer, washing machine, dishwasher, radiator, wall mounted TV point. Ample space for table & chairs.





FIRST FLOOR LANDING

An appealing galleried landing with UPVC double glazed window, ceiling light point, smoke detector, radiator. Doors to Bedroom One, Two & Bathroom with additional door which originally led to Bedroom Three.

The property was built to a Three Bedroom configuration originally and has been reconfigured thereafter to a spacious Two Bedroom Home. It would be incredibly easy to reinstate a dividing wall if required to create the original Third Bedroom, with the door leading to the landing also remaining in situ.



BEDROOM ONE

15' 7" x 10' 10" (4.75m x 3.3m) Enlarged by amalgamating bedroom One & Three to create a large elegant room with outstanding canal views. Ceiling light point two radiators, three UPVC double glazed windows, TV point.

BEDROOM TWO

9' 0" x 11' 11" (2.74m x 3.63m) Ceiling light point, radiator, UPVC double glazed window, fitted wardrobes. Door to the Ensuite.

ENSUITE SHOWER ROOM

Walk in shower cubicle with mains shower (fully tiled where visible), low level WC, wash hand basin, recessed ceiling spot lights, part tiled walls, attractive flooring, UPVC double glazed window, extractor fan, chrome ladder radiator.

NOTE:

The present owners have created a remarkable country cottage style retreat overlooking the beautiful canal on an edge of development position.

BATHROOM

Superbly appointed with Panel bath with glass screen & shower over, wash hand basin upon highly attractive painted cupboard unit, low level WC, recessed ceiling spot lights, part tiled walls, UPVC double glazed window, chrome ladder radiator.



BEDROOM ONE





BEDROOM TWO & ENSUITE SHOWER ROOM





BATHROOM





EXTERIOR

The gardens are an absolute delight with the property surrounded by swathes of beautiful Roses, Olive Trees etc, in a very pretty cottage style. Boasting a walled garden with simulated grass, oak veranda providing a wonderfully chic outdoor garden room, water feature, raised flower beds & charming summerhouse. Side gate leading to the driveway. Additional gate to the close. Single brick built garage with up and over door, power & light, which could be used as a gym/home office conversion etc, if required subject to necessary consent. Tandem tarmacadam driveway providing parking for approx. 2/3 vehicles.

EPC RATING: B

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.

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

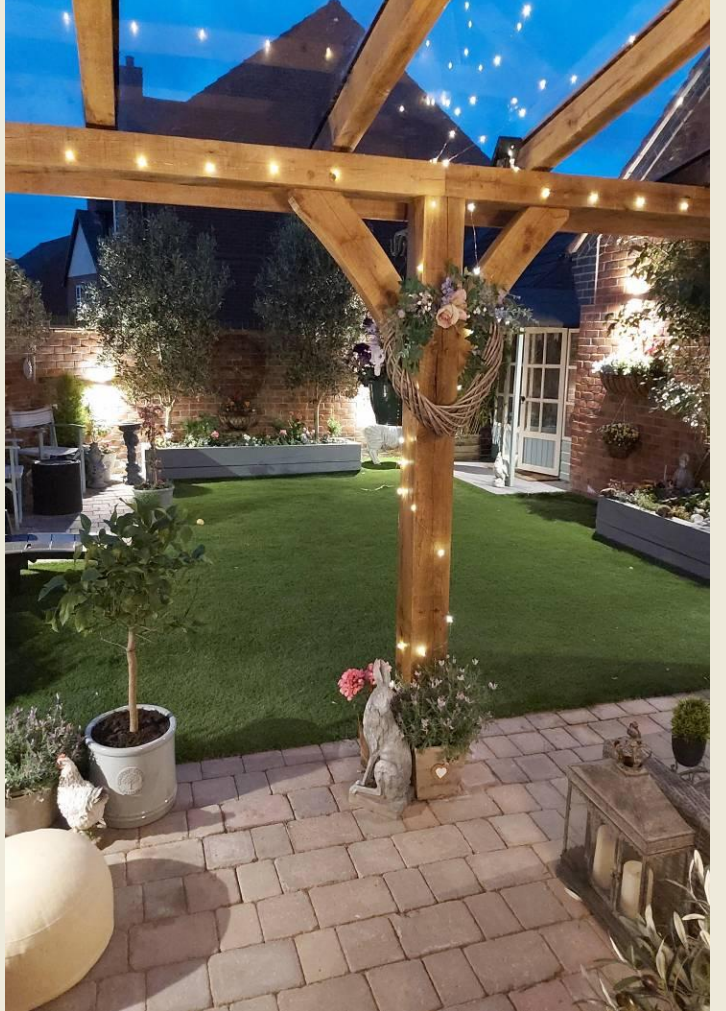
We can help you fund your new purchase with mortgage advice!

** 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.



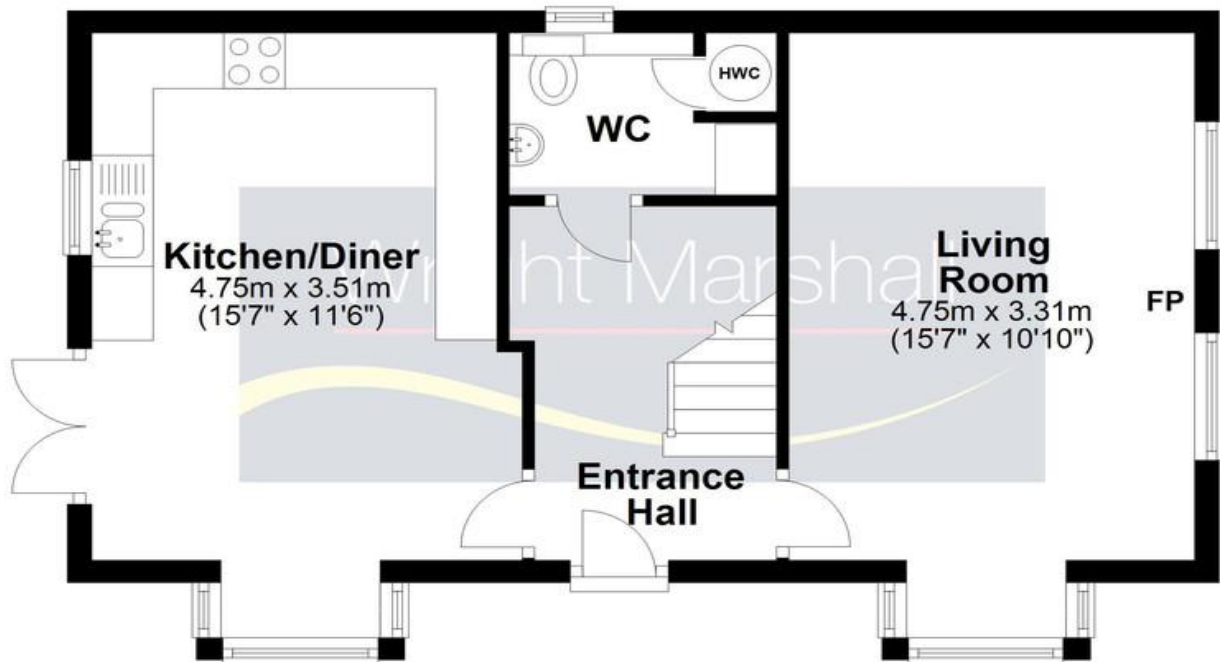






Ground Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)

