



7 ORCHARD CRESCENT | NANTWICH | CHESHIRE | CW5 7AN | OIRO £395,000



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

7 Orchard Crescent, Nantwich, Cheshire, CW5 7AN

An outstanding, spacious, light and superbly located three bedroom detached true bungalow standing on a generous garden plot within an incredibly sought after town centre location. The pleasant accommodation briefly comprises;

Entrance Porch, Entrance Hall, Living Room with dual aspect, Kitchen/ Dining / Family Room, Inner hall, Master Bedroom with Dressing Area and Ensuite Shower Room/ Utility, Bedroom Two, Bedroom Three, Shower Room Separate WC. Gas central Heating and replaced 'Anthracite' coloured uPVC double glazed windows and doors, PVC fascias, soffits and guttering. Lawned, south facing gardens to the front and rear.

Attached single garage and extensive driveway.

NO CHAIN





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and at the mini roundabout turn right onto Waterlode, passing Morrisons supermarket. At the roundabout, turn left into Wellington/Audlem Road proceeding over the crossing at the train station. Continue into Audlem Road (A529) and turn right into Western Avenue. Turn left into Orchard Crescent and the property will be 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 Aide 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 PORCH

Anthracite coloured steel casement uPVC double glazed entrance door with side panels, timber part glazed door to the Entrance hall.

ENTRANCE HALL

With a ceiling light point, wall mounted central heating controls, radiator, power points, telephone point, built in storage cupboard with shelf and coat hooks. Doors through to the Living Room, Kitchen/ Diner and Inner Hall.

LIVING ROOM

A light and spacious room enjoying a pleasant dual aspect, with ceiling light point, large uPVC double glazed windows to the front and rear, two radiators, original fire surround with coal effect gas fire, TV aerial point. The view to the rear is particularly pleasant over the rear garden towards the school playing fields.





KITCHEN/ DINING/ FAMILY ROOM





KITCHEN/ DINING/ FAMILY ROOM

The remodelled light and sociable space enjoys a pleasant rear outlook and direct garden aspect. The chic and stylish room boasts functionality with ample space for entertaining with family and friends. The kitchen is well equipped with a range of attractive wood grain and white gloss wall, base and drawer units, a 'Rangemaster' gas range cooker with extractor over, space and plumbing for a dishwasher, space for a tall fridge/freezer, roll top laminate work surfaces, inset 1 1/2 stainless steel sink unit with mixer tap, recessed ceiling spot lights, part tiled walls, ample space for a central island unit, tall towel rail/radiator, roof light. Built in pantry style cupboard and additional built in cupboard housing wall mounted 'Worcester' gas central heating boiler. Stunning herringbone style wood effect flooring extending to the Dining/ Family area with recessed ceiling spot lights, roof light, large uPVC double glazed window to the side and 'Anthracite' coloured uPVC double glazed sliding doors leading out onto the rear garden.





INNER HALL

With a ceiling light point, built in cupboard with shelving loft access.



MASTER BEDROOM ONE

Of an outstanding size and enjoying fantastic views of the rear garden. Recessed ceiling spot lights, radiator, TV point, 'Anthracite' uPVC double glazed sliding doors leading directly onto the rear garden. Range of built in wardrobes to the dressing area and door to the ensuite shower/utility room.

ENSUITE SHOWER/UTILITY ROOM

Fitted with a corner curved shower cubicle (fully tiled where visible), with a mains shower, Low level WC, pedestal wash hand basin, recessed ceiling spot lights, part tiled walls, tall chrome towel rail/ radiator, wood effect floor, roof light. Recess with space and plumbing for a washing machine and tumble dryer (stacked).





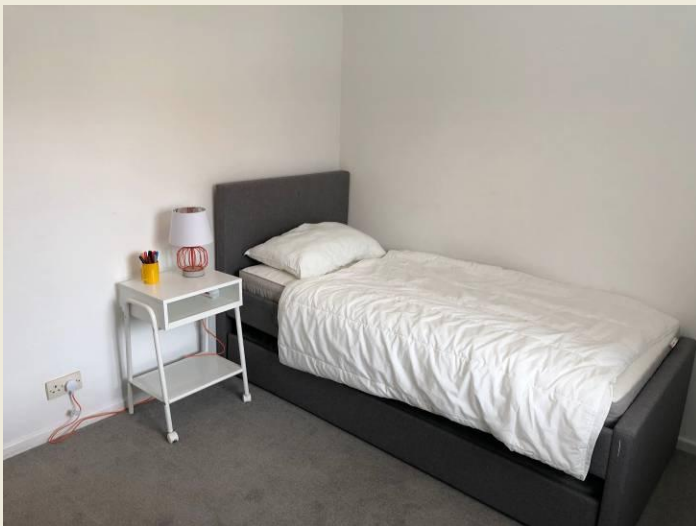


BEDROOM TWO

With a ceiling light point, uPVC double glazed window to the front.

BEDROOM THREE

With a ceiling light point, uPVC double glazed window to the side.



SHOWER ROOM

Fitted with a corner shower cubicle (fully tiled where visible), with a 'Triton' electric shower and seat, pedestal wash hand basin, ceiling light point, uPVC double glazed window, fully tiled walls, tiled floor.

SEPARATE WC

Fitted with a low level WC, Ceiling light point, uPVC double glazed window, radiator, tile effect vinyl floor.





EXTERIOR

The property stands in a highly sought after leafy residential area, amidst a 'crescent' and boasting a generous garden plot. Predominantly laid to lawn, the front garden has an extensive driveway which leads to the attached single garage with up and over door. A paved pathway leads up to the front entrance.

The rear garden is mostly laid to lawn and being south facing, is the perfect place to relax and entertain on the shaped patio. The lawn is bordered by various shrubs.

The bungalow has PVC fascias, soffits and gutterings.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, 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. E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4pm.

SALES PARTICULARS

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 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.

FLOOR PLAN PENDING

Wright Marshall
Estate Agents

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