



40 DAVENPORT AVENUE | NANTWICH | CHESHIRE | CW5 5QJ | OIRO £105,000



40 Davenport Avenue, Nantwich, Cheshire, CW5 5QJ

An appealing two bedroom ground floor town centre flat, together with a rear garden and parking.

Spacious accommodation with an external utility/store.

Ideal purchase for first time buyers or buy to let investors.

Briefly comprises; Hall, Living Dining Room, Kitchen, Bedroom One, Bedroom Two, Bathroom.

UPVC Double glazing and Gas central heating.

NO CHAIN





DIRECTIONS

From the Agents Nantwich office continue along Hospital Street, over the mini roundabout to Church's Mansion roundabout and take the first left turn, then over the mini roundabout onto Millstone Lane. At the traffic lights, continue into Barony Road, passing Barony Park on the right then turn left into Davenport Avenue and the property will be observed on the right 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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

UPVC double glazed entrance door and side panel. Ceiling light point. Smoke detector. Built in cloaks cupboard and built in slim line cupboard.

LIVING DINING ROOM

Ceiling light point. large UPVC double glazed window to the front. Telephone and TV aerial points. Radiator. Glazed door to the kitchen.





KITCHEN

A range of wall, base and drawer units. Rolled top laminated work surface with inset acrylic sink unit and mixer tap. Ceiling light point. UPVC double glazed window to the rear. Radiator. Part tiled walls. Electric cooker slot, space for tall fridge freezer. Fitted cupboards with gas meter. UPVC double glazed rear door with opening upper panel.



BEDROOM ONE (DOUBLE)

Ceiling light point. Radiator. UPVC double glazed window to the rear. TV aerial point.

BEDROOM TWO (SINGLE)

Ceiling light point. Radiator. UPVC double glazed window to the front.





BATHROOM

Panelled bath. Low level WC. Pedestal wash hand basin. Ceiling light point. UPVC double glazed window to the rear. Radiator. Part tiled walls.



EXTERIOR

Paved pathway leading to the front entrance. Rear lawned garden with timber shed and play house. Utility/store with timber door, space and plumbing for appliances. Concrete hard standing providing off road parking. Double timber gates to the rear. Timber pedestrian gate leading to the front pathway providing wheelie bin access over the first floor apartments. External space.

EPC RATING: C

COUNCIL TAX BAND: TBC

SERVICES

All mains water, gas, electricity & drainage 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

Leasehold with vacant possession upon completion. (Expiry of lease - Guinness Housing - 2127. £173 yearly - which includes building insurance).

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.

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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.

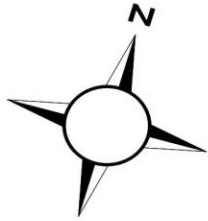
FINANCIAL ADVICE

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 **

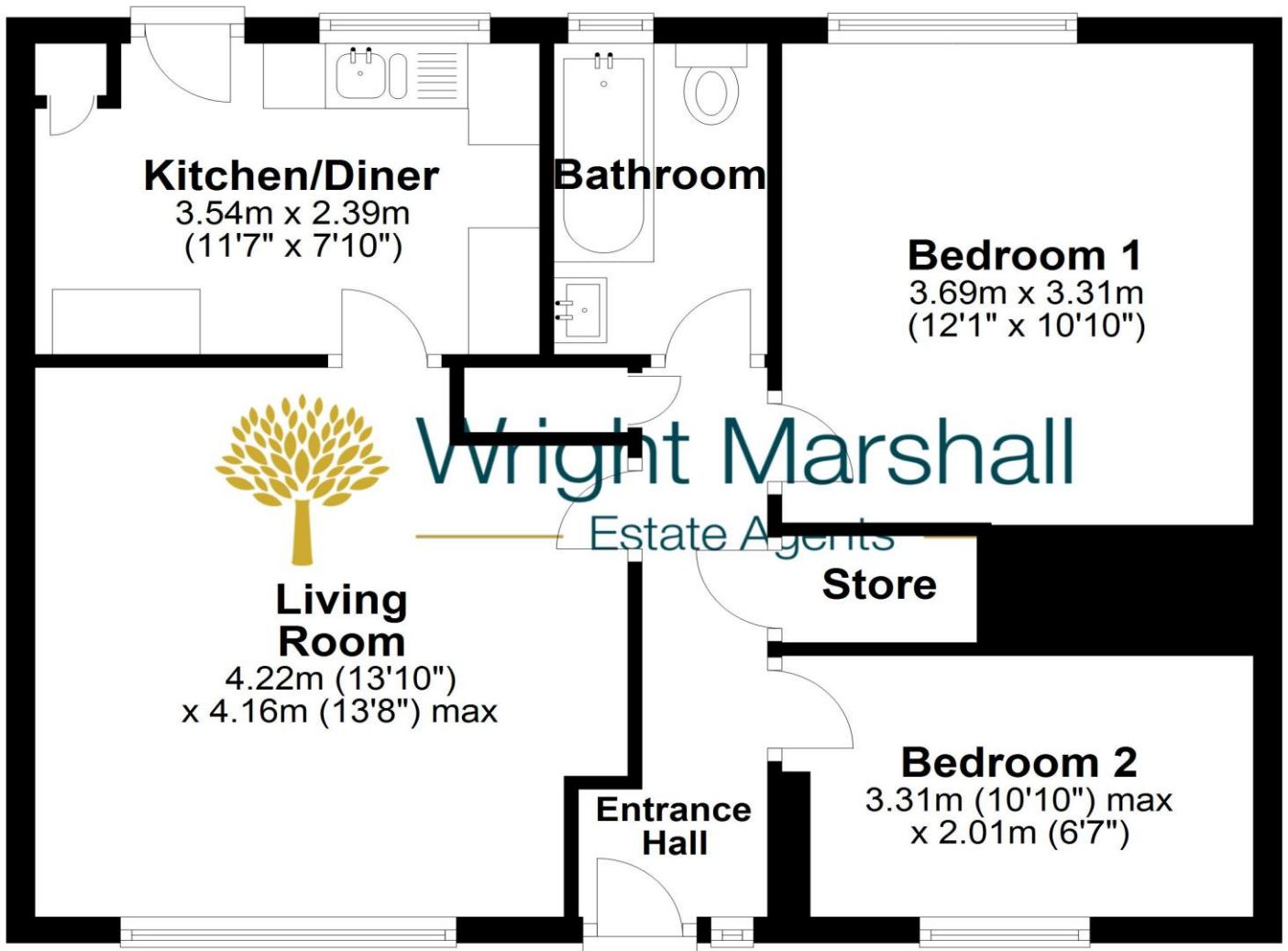
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.
Your home may be repossessed if you do not keep up repayments on your mortgage.





Floor Plan

Approx. 57.4 sq. metres (618.1 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Wright Marshall
Estate Agents

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Wright Marshall

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