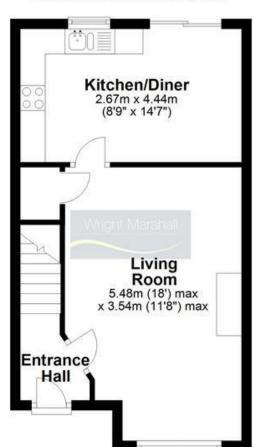


1 PADMORE CLOSE, CREWE CW1 3QX OFFERS IN THE REGION OF £129,950



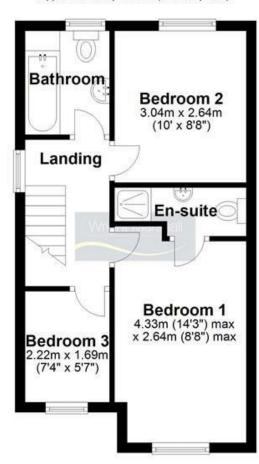
Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)





Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.









56 High Street, Nantwich, Cheshire, CW5 5BB T. 01270 625410 | | www.wrightmarshall.co.uk

already in residence.

An attractive three bedroom semi detached house standing confirmation obtained from the statutory bodies of the on a pleasant corner plot with gardens & parking. Conveniently located & benefiting double glazed & gas central heating.

DIRECTIONS

DESCRIPTION

NEARBY 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 buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross for an action in law. Cheshire ensure fast access to the key commercial centres All required questions relating to the property/land should be of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest enquiries etc prior to & throughout a sales transaction. 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

LIVING ROOM

18' x 11'8 (5.49m x 3.56m)

KITCHEN / DINER

8'9x 14'7 (2.67mx 4.45m)

FIRST FLOOR LANDING

BEDROOM ONE

14'3 x 8'8 (4.34m x 2.64m)

ENSUITE

BEDROOM TWO

10' x 8'8 (3.05m x 2.64m)

BEDROOM THREE

7'4 x 5'7 (2.24m x 1.70m)

BATHROOM

EXTERIOR

EPC RATING: TBC

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating.

An excellent opportunity for a buy to let investor - tenants NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor 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 & PLANS

award from the Britain in Bloom competition. In Cheshire, The sale particulars and plan/s have been prepared for the Nantwich is second only to Chester in its wealth of historic convenience of prospective purchasers and, whilst every care buildings. The High Street has many of the town's finest has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds

made by prospective viewers/purchasers to satisfy their own

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.