



Wright Marshall
Estate Agents

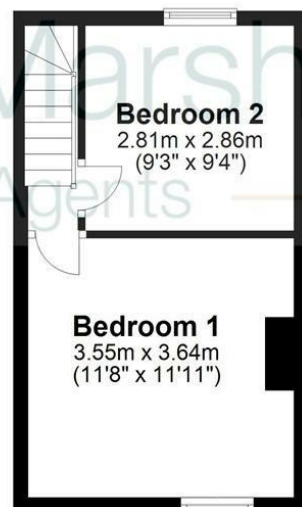
20 HAWTHORN AVENUE, NANTWICH CW5 6HZ

OFFERS IN THE REGION OF £129,950

Ground Floor
Approx. 31.2 sq. metres (336.3 sq. feet)



First Floor
Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 54.8 sq. metres (589.5 sq. feet)

To scale only, not to size
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

A charming two bedroom mid terrace town cottage ideal for owner occupiers or buy to let investors, boasting a charming front courtyard garden, rear yard & small parking space to the rear.
The well maintained property features UPVC D.G. & Gas C.H.
NO CHAIN

DIRECTIONS

DESCRIPTION

A charming 'hidden gem', nestled in a delightful backwater location within the town centre, approached via a leafy pedestrian walkway.
The period Two Bedroom Mid Terraced Town Cottage, having been a rental property, is now offered for sale with NO CHAIN. The property is ideal for owner occupiers or indeed buy to let investors & briefly comprises; Living Room, Breakfast Kitchen with stairs rising to the first floor, Rear Vestibule, spacious Bathroom.
First Floor, Bedroom One (front) with pleasant outlook, and Bedroom Two. Manageable & very pretty courtyard garden to the front & rear yard. Gate to the rear small parking space (accessed off Crewe Road).
Being extremely convenient for the town centre, all amenities are just a short distance away on foot.
The property would be ideal for buy to let investors and first time buyers, or indeed as a great 'lock up & leave' property.
NO CHAIN

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;

LIVING ROOM

11'8" x 11'11" (3.56m x 3.63m)

DINING KITCHEN

9'3" x 11'11" (2.82m x 3.63m)

REAR HALL

BATHROOM

11'82 x 5'2" (3.35m x 1.57m)

FIRST FLOOR LANDING

BEDROOM ONE

11'8" x 11'11" (3.56m x 3.63m)

BEDROOM TWO

9'3" x 9'4" (2.82m x 2.84m)

EXTERIOR

EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

SALE PARTICULARS AND PLANS

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.

COPYRIGHT AND DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.