



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.

An excellent three bedroom semi detached house in a pleasant residential located, within walking distance of the town centre.

The pleasant accommodation features a spacious Living Dining Room & Conservatory.

There is an ample paved driveway to the front & charming rear garden with specimen shrubs & plants.

UPVC D.G. & Gas C.H.

## DIRECTIONS

From the agents Nantwich office proceed along Hospital Street. At the mini roundabout, take the second exit and continue past Morrisons supermarket on your right hand side. At the next roundabout take the second exit and proceed to the traffic lights. Turn left into Welsh Row. Take the left turn into Queens Drive & turn right into Meeanee Drive. Turn first left into Blagg Avenue, continuing ahead & the property will be observed on the left hand side.

## DESCRIPTION

An excellent three bedroom semi detached house in a pleasant residential located, within walking distance of the town centre & Welsh Row. The pleasant accommodation features a spacious Living Dining Room & Conservatory.

Briefly comprising; Entrance Porch, Entrance Hall, Open Plan Living Dining Room, Conservatory, Kitchen, Utility. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room, Separate WC.

There is an ample paved driveway to the front of the property & charming rear garden with specimen shrubs & plants.

UPVC D.G. & Gas C.H.

## 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 compromises;

## ENTRANCE PORCH

UPVC Double glazed doors.

## ENTRANCE HALL

(13'9 length) ((4.19m length))

UPVC Double glazed door. Ceiling light point, smoke detector, stairs rising to the first floor with under stairs cupboard, radiator.

## LIVING DINING ROOM

(221' red to 11'9 x 11'0 red to 9'0) ((67.36m red to 3.58m x 3.35m red to 2.74m) )

A pleasant room with light points, radiators, fireplace, large uPVC double glazed bay window to the front, TV point, uPVC double glazed sliding doors to the Conservatory.

## CONSERVATORY

Low brick walls to base, windows & pitched roof, doors to the rear garden.

## KITCHEN

(7'10 x 7'9) ((2.39m x 2.36m))

Modern wall, base & drawer units with work surfaces & inset single drainer sink unit & mixer tap. Light point, uPVC double glazed window to the rear, tile floor.

Integrated four burner gas hob with extractor over & oven beneath. Built in pantry/cupboard. Door to the Utility Room.

## UTILITY ROOM

(8'6 x 5'8) ((2.59m x 1.73m))

Light point, uPVC double glazed door to the rear elevation & small window to the side.

Space for fridge freezer, space & plumbing for washing machine etc. Door to the side entrance vestibule (5'8 max x 2'8) with uPVC double glazed door to the front.

## FIRST FLOOR LANDING

(11'5 x 2'11)

Light point, uPVC double glazed window to the rear.

## BEDROOM ONE

(12'3 plus wardrobes x 9'9) ((3.73m plus wardrobes x 2.97m))

Light point, radiator, range of fitted wardrobes & cupboards, large uPVC double glazed window to the front.

## BEDROOM TWO

(11'11 x 9'2) ((3.63m x 2.79m))

Light point, radiator, uPVC double glazed window to the rear with pleasant garden outlook.

## BEDROOM THREE

(8'7 x 7'10) ((2.62m x 2.39m))

Light point, radiator, uPVC double glazed window to the rear with pleasant garden outlook.

## SHOWER ROOM

(5'6 x 4'10) ((1.68m x 1.47m))

Remodelled to a pleasant contemporary design, featuring corer shower cubicle with mains shower, wash hand basin upon blue coloured vanity cupboard, uPVC double glazed window to the front, light point.

## SEPARATE WC

(5'0 x 2'8) ((1.52m x 0.81m))

Low level WC, light point, uPVC double glazed window to the rear, wood effect flooring.

## EXTERIOR

The property benefits from an attractive paved driveway with excellent off road parking for two vehicles & low brick walls. Excellent size paved patio to the rear & steps rising to the further garden which is a pretty haven, with circular lawned area, gravelled borders, specimen Acer tree, various shrubs, plants & trees.

## EPC RATING: TBC

## COUNCIL TAX BAND: B

## 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

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

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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## 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.

## 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.