



29 LONDON ROAD | NANTWICH | CHESHIRE | CW5 6LJ | OIRO £169,950



29 London Road, Nantwich, Cheshire, CW5 6LJ

An excellent & incredibly charming town cottage with two spacious double bedrooms & the benefit of off road parking.

Briefly comprising; Living Room with sash window & fireplace, Kitchen Diner, Utility, Bathroom,
First Floor: Bedroom One & Bedroom Two.

Unusually generous frontage with space for two vehicles & pretty cobbled seating area.
Small fully enclosed courtyard to the rear.
Sash windows to the front. Gas C.H.

NO CHAIN





DIRECTIONS

From the Agent's Nantwich office on the High Street, proceed along Hospital Street to the mini roundabout. Continue across at the roundabout opposite Church's Mansion & proceed right into London Road. The property will be observed on the left hand side marked by our for sale board.

NEARBY NANTWICH TOWN

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

(11'9 x 12'4) A timber entrance door leads into the Living Room, with two ceiling beams, ceiling light point, radiator, sash windows to the front, telephone point, TV point, fireplace with stone hearth, tile recess and timber mantle upon brick supports. Timber corner shelf with cupboard beneath, smoke detector, wooden floor, timber and part glazed door rising to the first floor.





KITCHEN

(12'5 max x 12'4 max) Fitted with a modern range of wall, base and drawer units painted in an 'on trend' grey colour, roll top laminate work surface with inset 1 1/2 bowl with stainless steel, single drainer sink unit with mixer tap. Two ceiling light points, ceiling and wall beams, part tiled walls, radiator, window to the rear, tiled floor, under stairs cupboard. Space for an electric cooker and space for a table and chairs. Part glazed door to the rear courtyard and door to the Utility Room.

REAR HALL / UTILITY

(5'4 x 4'7) Ceiling light point, part tiled walls, radiator, tiled floor, space for Fridge/Freezer, space and plumbing for washing machine. Door to the Bathroom.





BATHROOM

(7'7 x 5'5) Fitted with a low level WC, pedestal wash hand basin, corner bath with mixer taps and shower attachment, ceiling light point, part tiled walls, tiled floor, radiator and a window to the side.



FIRST FLOOR LANDING

Ceiling light point, smoke detector.

BEDROOM ONE

(12'8 x 11'10) A double bedroom with ceiling light point, sash window to the front, radiator, TV and telephone point, built in wardrobe with attractive door.





BEDROOM ONE





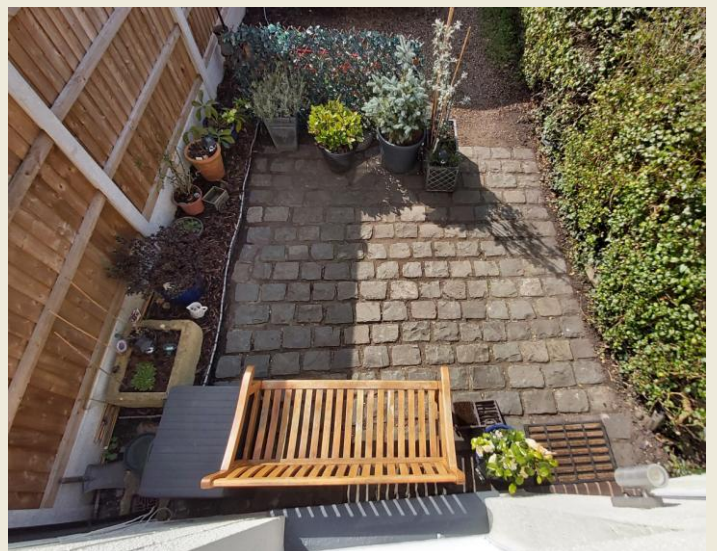
BEDROOM TWO

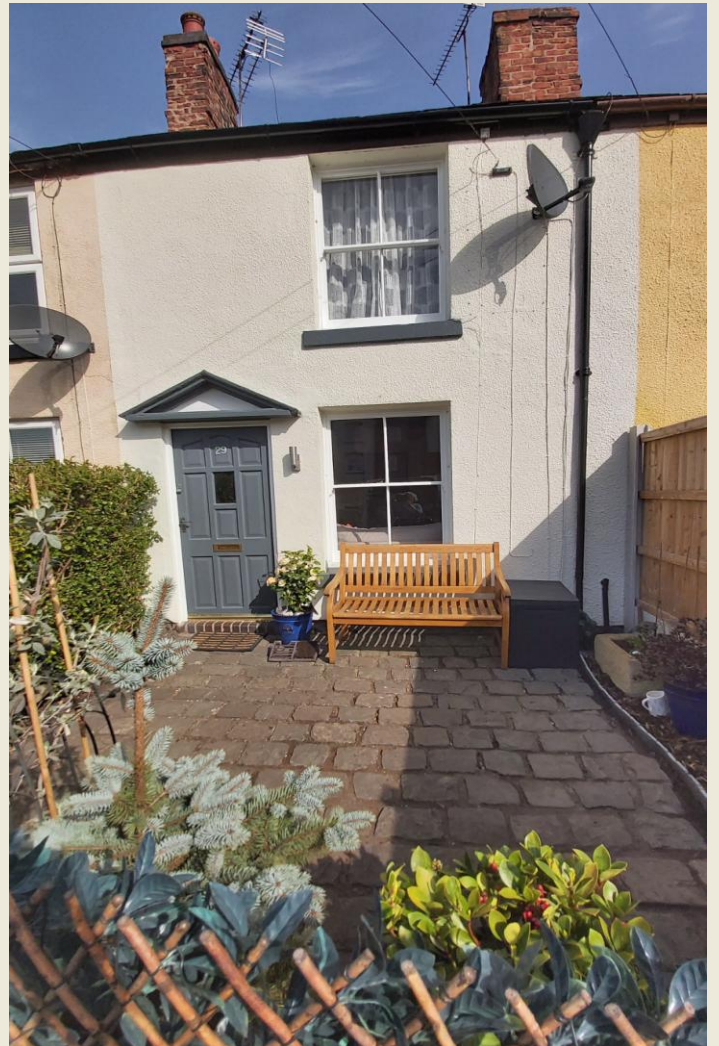
(12'6 x 9'7) Another double bedroom with windows to the rear, ceiling light point, loft access, radiator, wall mounted 'Vaillant' wall mounted gas central heating boiler.



EXTERIOR

Unusually spacious driveway to the front with off road parking for two vehicles. Cobbled seating area. Fully walled, enclosed rear courtyard.







EPC RATING: TBC

COUNCIL TAX BAND: A

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 & 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 PLANS PENDING

Wright Marshall
Estate Agents

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