



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.

Standing in an incredibly convenient location within walking distance of the town centre, the mature three bedroom mid terraced town house with loft room is suitable for further enhancement & modernisation if required. The deceptively spacious accommodation has been a rental property so is ideal for both owner occupiers & buy to let investors. Driveway to the front & lawned gardens. Gas C.H. NO CHAIN

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street. At the mini roundabout continue ahead and at the 'Churches mansion' roundabout turn left. At the next roundabout take the 2nd exit and proceed along Millstone lane. At the traffic lights turn left into Beam Street. Turn right into Volunteer Fields and then left into Volunteer Avenue, where the property will be found on the left hand side.

DESCRIPTION

Standing in an incredibly convenient location within walking distance of the town centre, the mature three bedroom mid terraced town house with loft room is suitable for further enhancement & modernisation if required. The deceptively spacious accommodation has been a rental property so is ideal for both owner occupiers & buy to let investors.

Briefly comprising; Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen, Dining Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. Drop down ladder to excellent loft room which would be ideal as a home office etc. Driveway to the front & lawned gardens. Gas C.H. 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;

ENCLOSED PORCH

Entrance door with side windows. Inner glazed door opening to the Entrance Hall.

ENTRANCE HALL

Ceiling light point, tiled floor, stairs rising to the first floor.

LIVING ROOM

12'4 x 12'1 (3.76m x 3.68m)

Ceiling light point, picture rail, quarry tile floor, fire recess with stove sitting upon a hearth, uPVC double glazed double opening doors to the Conservatory, radiator, TV point.

CONSERVATORY

8'7 x 9'9 (2.62m x 2.97m)

uPVC double glazed windows and door to the side, tiled floor.

DINING ROOM

9'11 x 11'5 (3.02m x 3.48m)

Ceiling light point, window to the front elevation, chimney piece with recess and ornate 'Klondike' stove, radiator. Door to the Kitchen.

KITCHEN

8'4 x 11'5 (2.54m x 3.48m)

Suitable for enhancement and replacement, with the possibility to create a larger Kitchen /Diner (subject to appropriate/necessary consents). Modern wall, base and drawer units, roll top laminate work surfaces with sink unit. Space for Fridge/Freezer cooker slot with extractor canopy over, ceiling light point, window to the rear elevation, tiled floor. Door to the rear.

FIRST FLOOR LANDING

Ceiling light point, window to the front elevation, large loft access with drop down ladder providing access to the loft space. The loft would be ideal for Home Office / Hobby use and features two spaces, each with roof lights, under eaves storage, power points and light.

BEDROOM ONE

10'4 x 12'1 (3.15m x 3.68m)

Ceiling light point, radiator, window to the rear.

BEDROOM TWO

8'8 x 414'5 max (2.64m x 126.31m max)

Ceiling light point, radiator, window to the front.

BEDROOM THREE

9'7 x 11'5 (2.92m x 3.48m)

Ceiling light point, window to the rear.

BATHROOM

Panelled bath, pedestal wash hand basin, ceiling light point, part tiled walls and tiled floor, window to the front.

LOFT ROOM

Drop down ladders to loft room with roof lights, power & light, under eaves storage. The space would be ideal as a home office / hobby room etc.

EXTERIOR

The property boats off road parking by way of a tarmacadam double width driveway with small lawned area. There is side access shared by the neighbouring property. Solid timber lockable gate provides access to the rear garden which is of a manageable size being lawned and paved. Brick outhouse with 'laundry room'/store.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services 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.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.