



4 HOLLAND WALK | KINGSLEY VILLAGE | NANTWICH | CHESHIRE | CW5 5US | OIRO £195,000





# 4 Holland Walk, Kingsley Village, Nantwich, Cheshire, CW5 5US

An excellent conveniently located property, having been a long term rental property for several years. Ideal as a buy to let or owner occupier house, the property has been well maintained throughout.

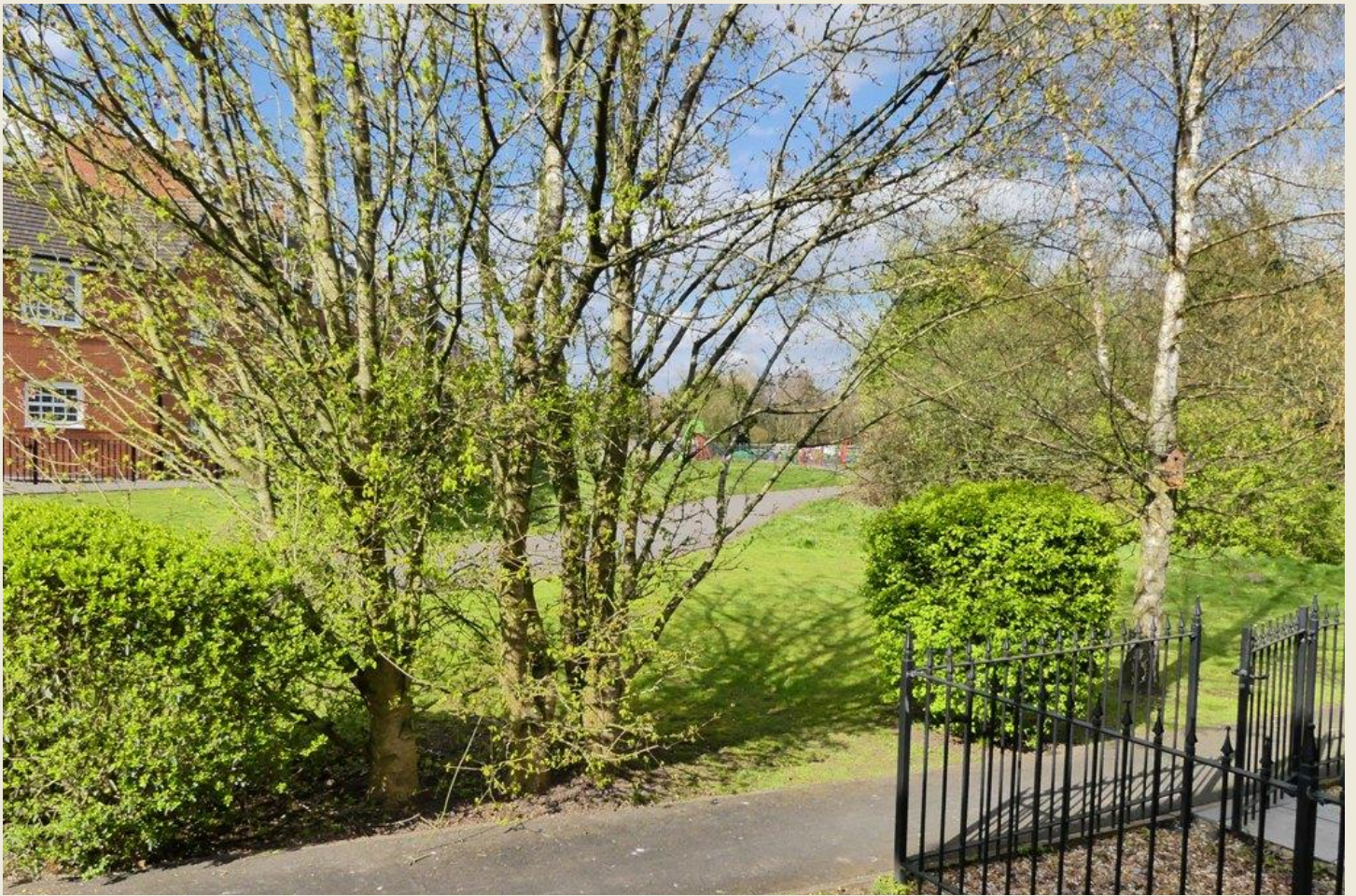
The highly attractive three bedroom, two bathroom semi detached house briefly comprises; Spacious Entrance Hall, Cloaks WC, Living Room, Breakfast Kitchen, Dining Room / Office. Spacious Galleried First Floor Landing, Master Bedroom One with Dressing Room & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bathroom.

Boasting a leafy outlook to the front with manageable lawned gardens and driveway to the side & within walking distance of the town centre and schools.  
UPVC double glazing and gas central heating.

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agents office on Hospital Street and take the second exit at the roundabout. Continue and at the 'Chic Interiors' roundabout take the second exit onto Waterlode. At the third set of traffic lights continue ahead at the junction. At the next set of traffic lights turn left into Kingsley village. Take the left turn (signed Enley Close) and the property will be observed on the left hand side on the right hand bend along Holland Walk.

#### 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;

#### OPEN STORM PORCH

Arch and courtesy light.



#### ENTRANCE HALL

An incredibly light and spacious hallway with ceiling light point, radiator, UPVC double glazed window to the front elevation, attractive wood effect floor. Stairs rising to the first floor with built in under stairs cupboard.





#### CLOAKS / WC

Low level WC, pedestal wash hand basin, ceiling light point, radiator, wood effect laminated flooring, UPVC double glazed window to the front.



#### LIVING ROOM

Of an intriguing shape and boasting a dual aspect. Ceiling light point, two radiators, UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, TV and telephone points.





LIVING ROOM

#### BREAKFAST KITCHEN

Of an unusual shape and being well equipped with a range of modern wall, base and drawer units with roll top laminate work surfaces and inset stainless steel single drainer sink unit and mixer tap. Ceiling light points, radiator, breakfast bar, part tiled walls, UPVC double glazed window to the rear, tile effect floor. Integrated four burner gas hob with extractor over, electric single oven. Space and plumbing for washing machine. Space for tall fridge freezer.







#### DINING ROOM / OFFICE

Ceiling light point, radiator, UPVC double glazed window to the rear.



#### GALLERIED FIRST FLOOR LANDING

Surprisingly light and spacious with ceiling light point, radiator, UPVC double glazed window to the front.





#### MASTER BEDROOM ONE

An excellent size room featuring a dressing room, ceiling light point, radiator, UPVC double glazed window to the front, TV point. Open to the Dressing Room.

#### DRESSING AREA

Ceiling light point, UPVC double glazed window to the rear. Door to the ensuite.



#### ENSUITE SHOWER ROOM

Corner shower cubicle with electric shower, low level WC, wash hand basin, ceiling light point, UPVC double glazed window







#### FAMILY BATHROOM

Panel bath, low level WC, pedestal wash hand basin with tile splash back, ceiling light point, part tiled walls, UPVC double glazed window.

#### BEDROOM TWO

Ceiling light point, radiator, UPVC double glazed window.







### BEDROOM THREE

Ceiling light point, radiator, UPVC double glazed window.



### EXTERIOR

The property stands within a pleasant leafy position with an open outlook to the front. paved pathway leading to the front entrance and lawned frontage. Various shrubs and trees. The rear garden is lawned with a paved patio. Timber fencing to boundaries and specimen shrub. Side access and driveway providing off road parking space.

EPC RATING: C

COUNCIL TAX BAND: D

### 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.

Leasehold with vacant possession upon completion (Subject to Contract). Term: 999 years from 2007.

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail:

[nantwichsales1@wrightmarshall.co.uk](mailto: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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#### 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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

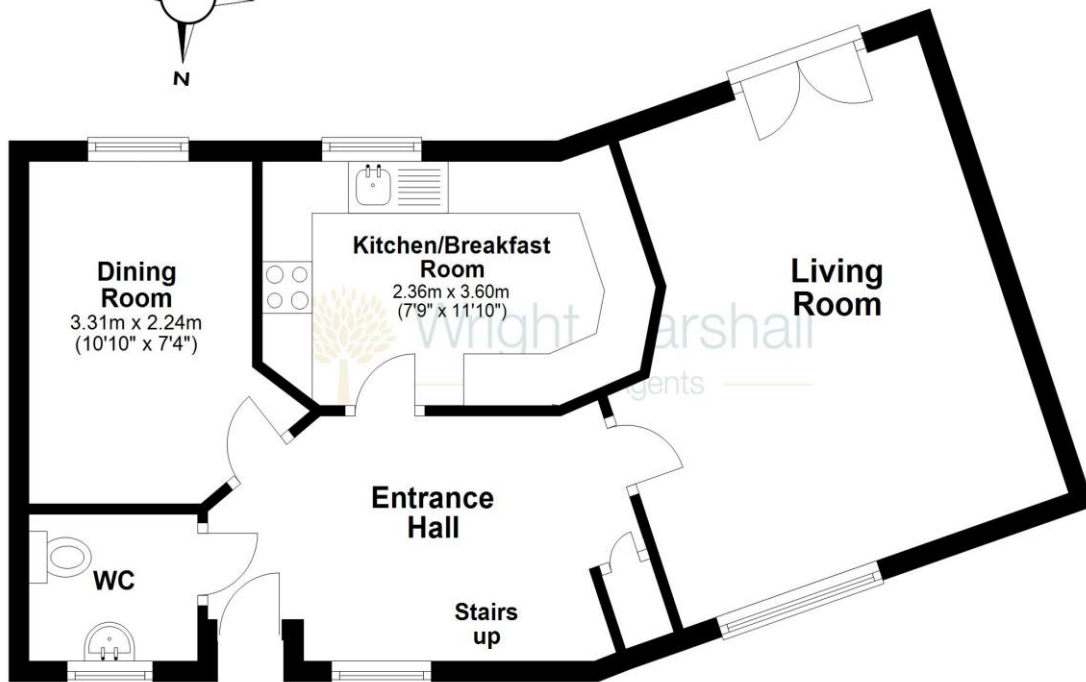
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.  
Your home may be repossessed if you do not keep up repayments on your mortgage.





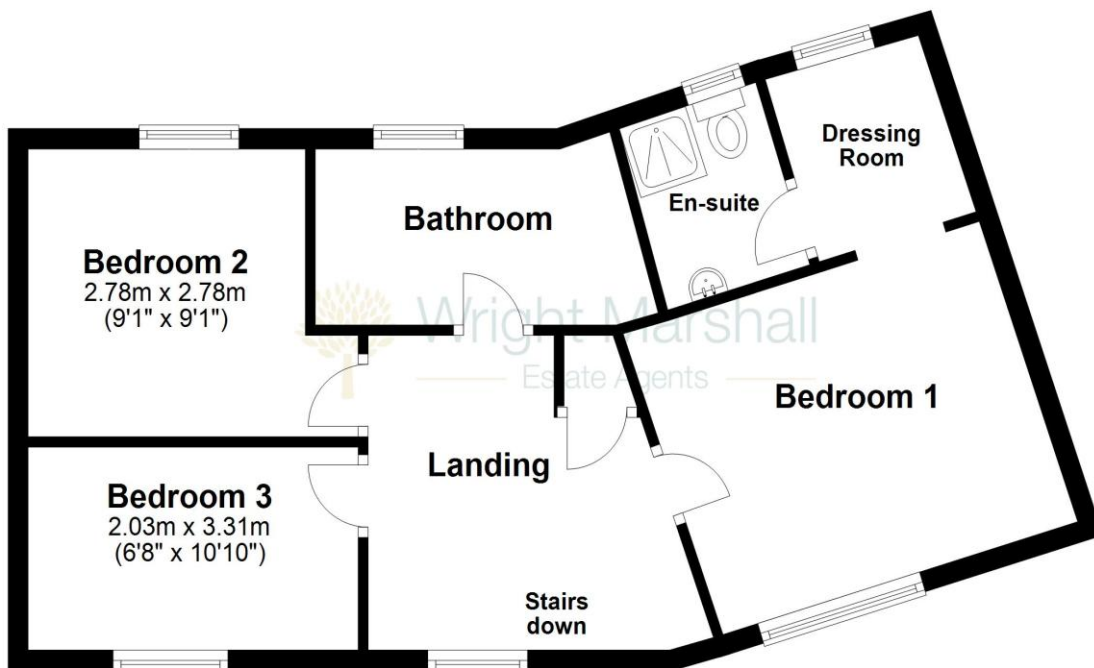
## Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



## First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.

Wright Marshall  
Estate Agents

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