



136 QUEENS DRIVE | NANTWICH | CHESHIRE | CW5 5LA | OIRO £195,000



136 Queens Drive, Nantwich, Cheshire, CW5 5LA

An excellent 'family friendly' Three Bedroom mature Semi Detached House situated in a highly convenient location with walking distance of the town centre, having been a well maintained home for many years.

Suitable for moderate enhancement, the traditional family size accommodation comprises; Entrance Hall, Living Dining Room, Kitchen, Utility Room, WC.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room. The property stands on a wider than standard plot which includes ample off road parking to the front with planted border & attractive lawned front garden. The rear garden is of an excellent size and is both paved & laid to lawn with various borders (potential vegetable plot) & various shrubs and plants.

UPVC D.G. & Gas C.H.

NO CHAIN





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street. At the mini roundabout turn right & continue, passing Morrisons Supermarket. Take the second exit at the roundabout and proceed along Waterlode & at the crossroads at the second set of traffic lights, turn left into Welsh Row (over the bridge). Turn left into Queens Drive & the property will be observed on the right hand side.

WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Malbank School & 6th Form College is a few hundred yards from the property & Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

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.





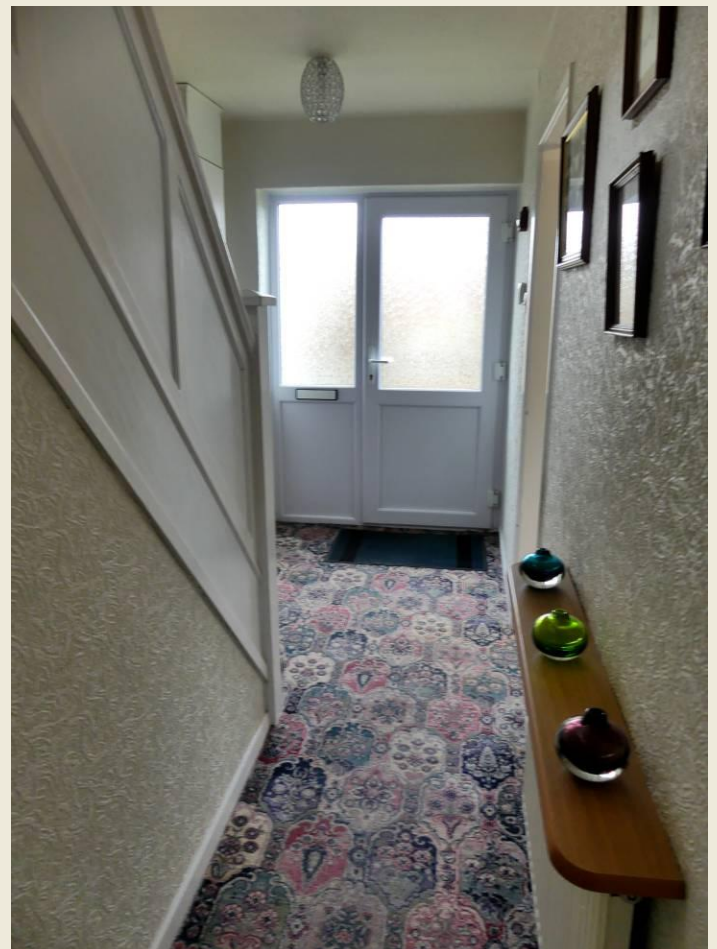
THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

UPVC Double glazed entrance door with side pane.

Ceiling light point, radiator, telephone point, stairs rising to the first floor.





LIVING DINING ROOM

An excellent size with ceiling light point, ceiling coving, uPVC double glazed window to the front elevation & uPVC double glazed window to the rear with a pleasant garden view. TV aerial point, fire surround with marble insert, hearth & coal effect gas fire. Ample space for both living & dining with pleasant dual aspect.





KITCHEN

Fitted with wall, base & drawer units to two elevations incorporating roll top laminate work surface with inset stainless steel sink unit & mixer tap. Ceiling light point, uPVC double glazed window to the rear elevation with attractive garden outlook, part tiled walls, gas cooker slot, under stairs pantry cupboard, vinyl flooring



UTILITY ROOM

Ceiling light point, part tiled walls, uPVC double glazed window to the rear & uPVC double glazed door, tile floor, wall mounted & base level cupboards with roll top laminate work surface, space for tall fridge freezer, space for washing machine. Door to the attached garage.



WC

Low level WC, ceiling light point, part tiled walls, uPVC double glazed window to the side, continuation of tile floor.



FIRST FLOOR LANDING

Ceiling light point, loft access, uPVC double glazed window.



BEDROOM ONE

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window. Built in cupboard.





BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window.



SHOWER ROOM

Ceiling light point, shower cubicle with sliding door & mains shower, low level WC, wash hand basin with mixer tap upon vanity unit cupboard, timber panel ceiling, part tiled walls.





EXTERIOR

The property benefits from a wider than standard plot and includes a paved driveway with an attractive lawn garden & richly planted borders, additional planted border to the side and low brick wall to the front. The rear garden is predominantly laid to lawn & features planted borders with a mixture of both fencing & hedging to the boundaries. Wrought iron gate & paved pathway. An additional area is currently planted but would make an ideal vegetable plot if required. Greenhouse & timber shed.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity, gas & 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.

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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

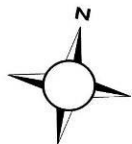
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL SERVICES

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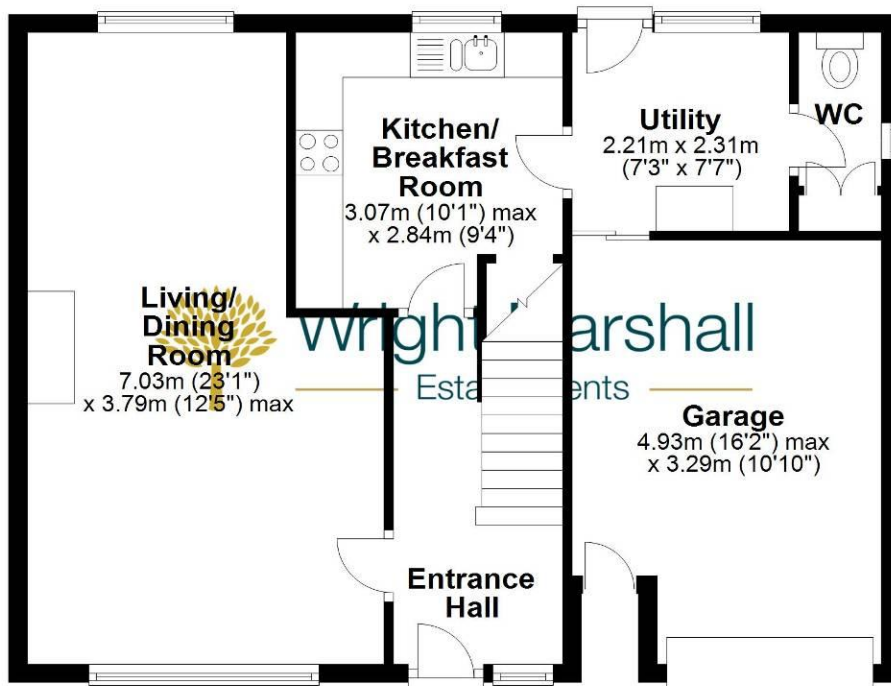
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



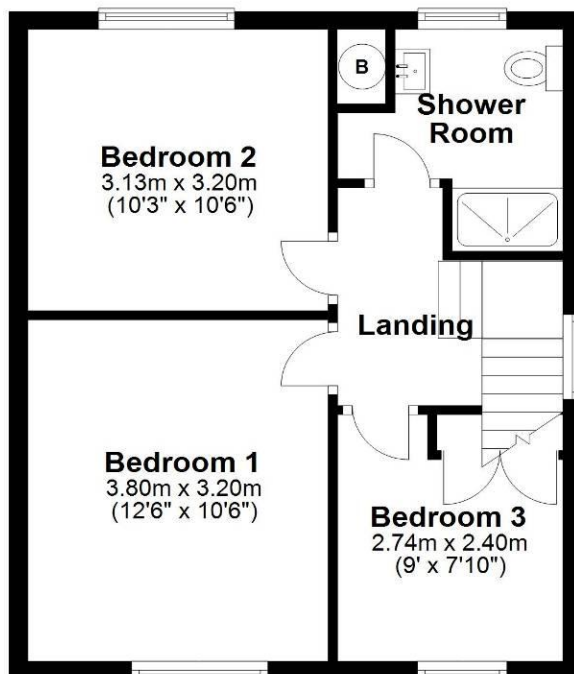
Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Wright Marshall
Estate Agents

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