



45 WEAVER ROAD | NANTWICH | CHESHIRE | CW5 5NP | OIRO £210,000



# 45 Weaver Road, Nantwich, Cheshire, CW5 5NP

This mature property has been a long term rental property of which the term is now ending. Standing in a highly convenient location just a short walk from Barony Park and Sainsburys etc, the property is ideal for purchase wishing to be within easy walking distance of the towns varied facilities.

Briefly comprising: Entrance Hall with contemporary style stairs with chrome detailing rising to the first floor, Living Room with ornate fireplace and bay window, Spacious Kitchen Diner, Laundry Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom with separate shower, stairs rising to the second floor, Bedroom Four. Extensive paved driveway to the front providing off road parking for several vehicles.

Rear lawned garden with patio area. External WC.

UPVC double glazing and gas central heating.

Ideal for owner occupiers or buy to let investors.





#### DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and continue ahead at the mini roundabout. At the Churches Mansion roundabout, turn left and at the next roundabout continue ahead onto Millstone Lane. At the traffic lights continue ahead onto Barony Road and turn left into Weaver Road where the property will be observed on the left hand side.

#### 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;

#### ENTRANCE HALL

UPVC double glazed entrance door with side pane. Recessed ceiling spotlights. Radiator. Ceramic tiled floor. Highly unique contemporary stairs with chrome details rising to the first floor.

#### LIVING ROOM

An attractive and cosy room with UPVC double glazed bay window. Ceiling light point. Radiator. Dado rail. Ornate fire surround with inset and black granite hearth. TV point.



#### KITCHEN DINER

Excellently proportioned being the full width of the property and featuring a range of limed oak effect wall, base and drawer units. Rolled topped laminated work surfaces with inset sink unit with mixer tap. Ceiling light point. Two UPVC double glazed windows to the rear. Ceramic tiled floor. Ceiling coving. Integrated gas hob with electric oven beneath and extractor over. Part tiled walls. Space for under counter fridge and freezer. Recessed ceiling light points. Built in cupboard with unique gothic style pine door. Stable door to the Laundry Room. Ample space for table and chairs.



#### LAUNDRY ROOM

Ceiling light point. Work surface with space and plumbing beneath for washing machine. UPVC double glazed door to the front. Window and door to the rear.





#### FIRST FLOOR LANDING

Ceiling light point. UPVC double glazed window to the side. Door and stairs rising to the left conversion Bedroom Four.

#### FAMILY BATH & SHOWER ROOM

Jacuzzi style bath with mixer tap and hand held shower attachment. Walk in shower cubicle with mains shower and inset controls. Part tiled walls. Wall mounted mirror with lighting. Recessed lighting to ceiling. UPVC double glazed window to the rear. Low level WC. Wash hand basin inset upon vanity unit. Radiator. Tiled floor.





#### BEDROOM ONE

Ceiling light point. Radiator. UPVC double glazed window to the front.

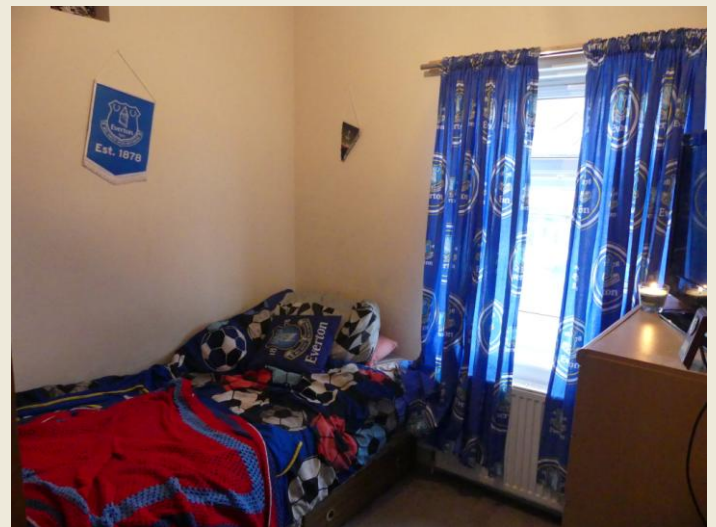
#### BEDROOM TWO

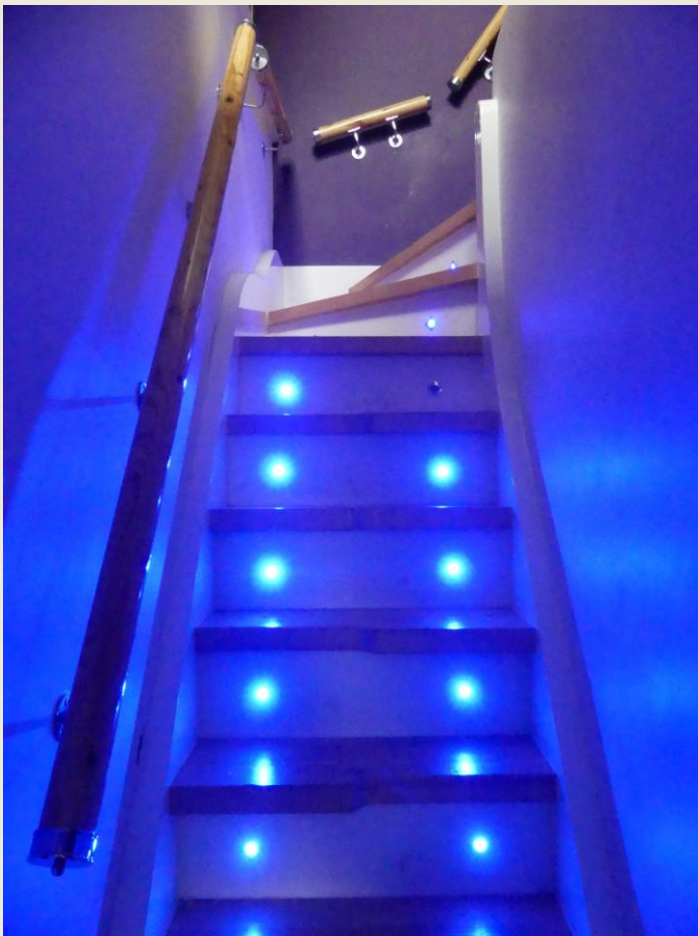
Ceiling light point. Radiator. UPVC double glazed windows to the front.



#### BEDROOM THREE

Ceiling light point. Radiator. UPVC double glazed window to the front. Cupboard.





#### LOFT CONVERSION BEDROOM FOUR

(Partially restricted head height). Stairs with blue inset lighting and chrome and wood hand rails. Ceiling light point. Sky lights. Radiator. The views from this room take in both churches in Nantwich and Acton.





#### EXTERIOR

The property enjoys extensive off road parking on the paved driveway. Low brick wall with pillars to the front of the property. The rear garden is of a good size being laid to lawn with paved patio. Close boarded timber fencing to boundaries. Timber garden shed.

EPC RATING: D

COUNCIL TAX BAND: B

#### SERVICES

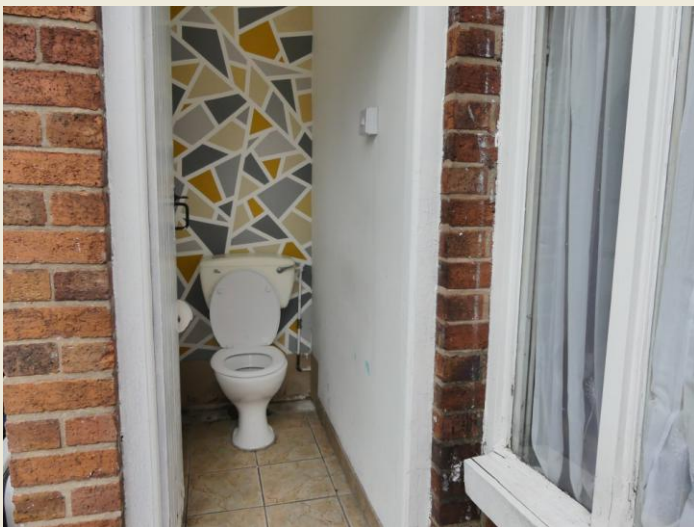
All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

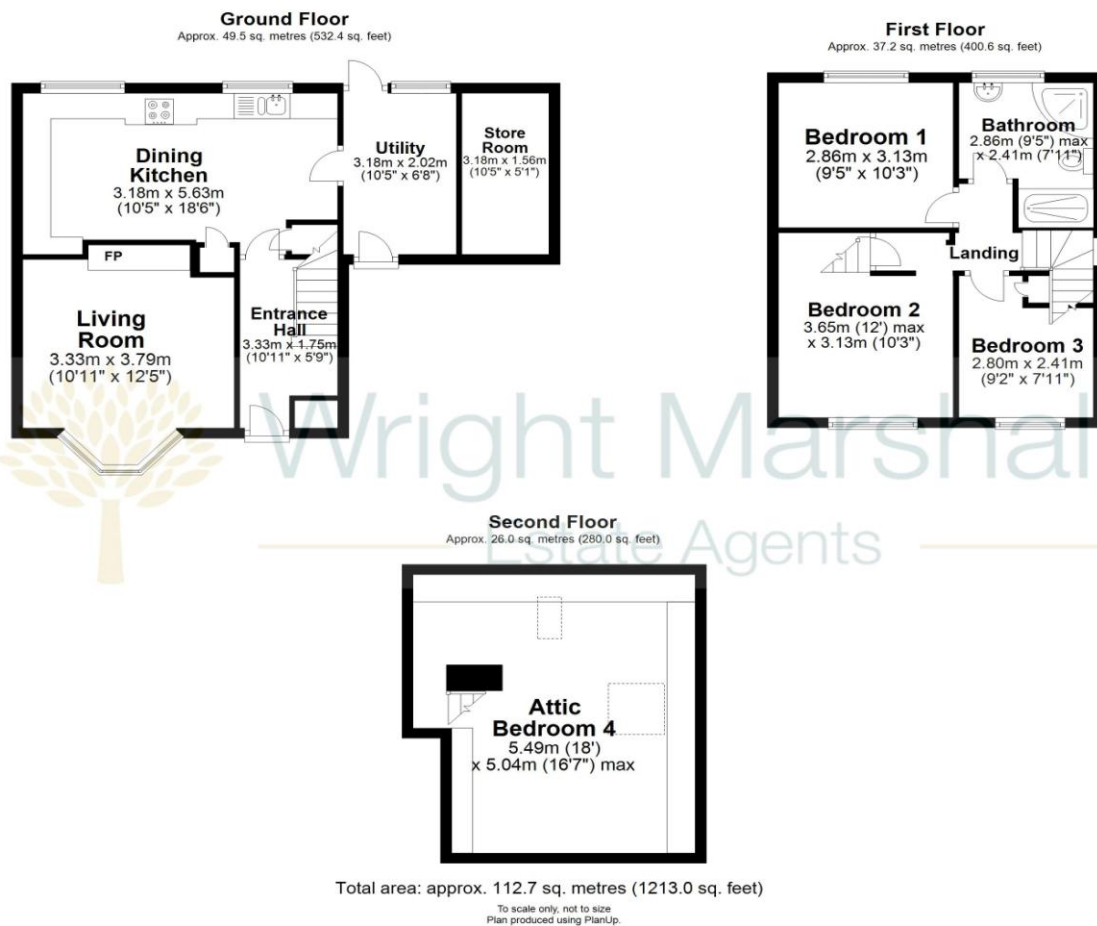
#### TENURE

Leasehold with vacant possession upon completion. (Term: 999 years , from TBC). £166 PA.

#### 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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#### 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.

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