



8 HASTINGS ROAD | NANTWICH | CHESHIRE | CW5 6GL | OIRO £219,950





# 8 Hastings Road, Nantwich, Cheshire, CW5 6GL

An excellent Four Bedroom, Two Bathroom Semi Detached Three Storey town House occupying a convenient location & enjoying a larger than standard rear garden boasting a high degree of privacy.

Briefly comprising; Entrance Hall, Cloaks/WC, Kitchen Diner, Integral Single Garage.  
First Floor, Living Room, Bedroom Four/Dining Room, Family Bathroom,  
Second Floor Master Bedroom One, & Ensuite Shower Room, Bedroom Two,  
Bedroom Three. Paved driveway to the front of the property & side access.  
Excellent enclosed lawned rear garden with paved patio.  
Double glazing and gas central heating.

**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.

Take the right turn into Hastings Road where the property will be observed on the right hand side.

#### 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

Steel casement part glazed entrance door, ceiling light point, uPVC double glazed window to the rear, radiator tiled floor. Stairs rising to the first floor.

#### CLOAKS / WC

Low level WC, ceiling light point, tiled floor, radiator, wash hand basin.





#### KITCHEN DINER

Comprehensively well equipped with an attractive range of wood effect wall, base and drawer units to three elevations, roll top laminate work surfaces with inset 1.5 bowl stainless steel single drawer unit & mixer tap. Recessed ceiling lights, part tiled walls, double glazed windows to the rear & French doors. Appliances include: gas hob with electric canopy over, electric oven below, integrated dish washer and fridge freezer, radiator, tiled floor ample space for table and chairs.



#### FIRST FLOOR LANDING

Ceiling light point, uPVC double glazed window to the side. Stairs rising to the second floor.







#### LIVING ROOM

An excellent light & well proportioned room with ceiling light point, double glazing French doors to the rear with Juliet balcony and pleasant view over the rear garden, wood effect floor, radiator, TV & telephone point.





#### DINING ROOM / BEDROOM FOUR

Ceiling light point, double glazed window to front, built in storage cupboard/wardrobe, radiator.

#### SECOND FLOOR LANDING

Ceiling light point, smoke detector, loft access, double glazed window to side.

#### FAMILY BATHROOM

Panel bath with mixer tap & hand held shower attachment, ceiling light point, double glazed window to the front, part tiled walls, low level WC, pedestal hand wash basin, vinyl floor, radiator.







#### MASTER BEDROOM ONE

Ceiling light point, double glazed window to the rear with pleasant view, TV & telephone point.  
Door to the Ensuite Shower Room

#### ENSUITE SHOWER ROOM

Shower cubicle (fully tiled where visible) with mains shower, low level WC, pedestal wash hand basin, ceiling light point, radiator, tile effect floor, shaver point.







#### BEDROOM TWO

Ceiling light point, double glazed window to the front, radiator.

#### BEDROOM THREE

Ceiling light point, uPVC double glazed window to the front, radiator.

#### EXTERIOR

Parking space to the front of the property. Integral single garage with up & over door.

Paved pathway to front with storage/hard standing spade to the side, with access to the rear garden.

The rear garden is laid to lawn with a paved patio timber shed and attractive leafy aspect.

#### INTEGRAL SINGLE GARAGE

Up & over door, power & light

#### EPC RATING: TBC

#### COUNCIL TAX BAND: D

#### SERVICES

All mains water, gas, electricity & drainage services are connected ally (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 approx 13th July 2004).

The current ground rent is £288.74 (reviewed at 5 year intervals). The freehold is owned by Fieldchart LTD with the managing agents being SDL property management (Bigwood).

#### 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](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.



FLOOR PLANS PENDING

Wright Marshall  
Estate Agents

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