



7 MORGAN WALK | KINGSLEY VILLAGE | NANTWICH | CHESHIRE | CW5 5UQ | OIRO £235,500



7 Morgan Walk, Nantwich, Cheshire, CW5 5UQ

Standing in an impressive edge of development position, within walking distance of the town, local schools & nearby canal.

An extremely well appointed three bedroom, two bathroom mid terraced town house standing on the edge of a popular development a short walk from the town centre & canal.

Boasting deceptively spacious accommodation over three floors, the accommodation briefly comprises; Entrance Hall, Cloaks/WC, Living Dining Room, Kitchen. First Floor Landing, Bedroom Two, Bedroom Three, Bathroom.

Second Floor Landing, Master Bedroom One with Walk in Wardrobe, Shower Room. Small garden frontage & attractive fully enclosed South facing rear aspect with recently finished paved patio & lawn beyond with shrubs to borders.

Gate to Single Garage (a short distance from the property) and parking.

UPVC D.G. & Gas C.H.

NO CHAIN





DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and the property will be observed on the left hand side. The rear of the property & access to the single garage is as follows: Turn left off Waterlode into Fairfax Drive. Turn first right into Mytton Drive & the single garage will be located here.

WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also 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.

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

Part glazed entrance door. Ceiling light point. Radiator. Wood effect floor. Stairs rising to the first floor.

CLOAKS / WC

Well presented with a pedestal wash hand basin. Low level WC. Ceiling light point. Radiator. UPVC double glazed window to the front elevation. Continuation of wood effect flooring. Built in cupboard.





KITCHEN

Well equipped with a range of wood effect wall, base and drawer units incorporating rolled topped laminated work surface and inset one and half bowl single drainer sink unit with mixer tap. Ceiling light point. UPVC double glazed window to the front. Radiator. Attractive tiling. Four burner gas hob with concealed extractor over and electric oven beneath. Space for tall fridge freezer. Space and plumbing for washing machine. Space for bistro table and chairs or additional cupboards etc.

LIVING DINING ROOM

Being naturally light and spacious enabling plenty of space to relax and entertain. Two ceiling light points. Ceiling coving. Two radiators. Built in cupboard. TV and telephone points. UPVC double glazed French doors and side windows. Wall light points. Wood effect flooring.





KITCHEN





FIRST FLOOR LANDING

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

BEDROOM TWO

Ceiling light point. Radiator. UPVC double glazed window.



BATHROOM

Superbly appointed comprising panelled bath with glass screen and mains shower. Low level WC. Pedestal wash hand basin. Ceiling light point. Fully tiled walls and floor. Radiator.





BEDROOM THREE

Ceiling light point. Radiator. UPVC double glazed window.



SECOND FLOOR LANDING

Ceiling light point.

MASTER BEDROOM ONE

An excellent size room with ceiling light point. Radiator. UPVC double glazed dormer window to the front with pleasant outlook. TV point. Loft access. Door to the walk in wardrobe.

WALK IN WARDROBE

Ceiling light point. Hanging provision. Built in cupboard with tank.

SHOWER ROOM

Attractively appointed with a corner shower (fully tiled walls) with mains shower. Low level WC. Pedestal wash hand basin. Recessed ceiling spotlights. Sky light. Radiator.



EXTERIOR

Pleasant garden frontage with paved pathway. Accessed from a rear timber gate there is a pleasant enclosed south facing paved and lawned rear garden.





SINGLE GARAGE (TO THE REAR)

Located a short distance away from the property with up and over door.

EPC RATING: C

COUNCIL TAX BAND: D

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.

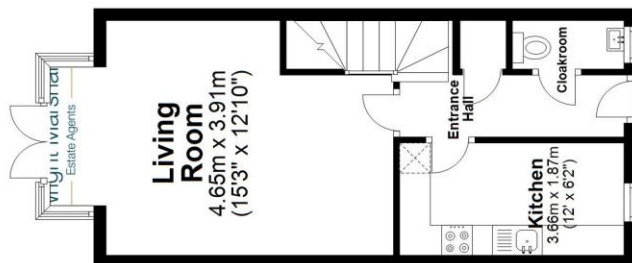




Garage

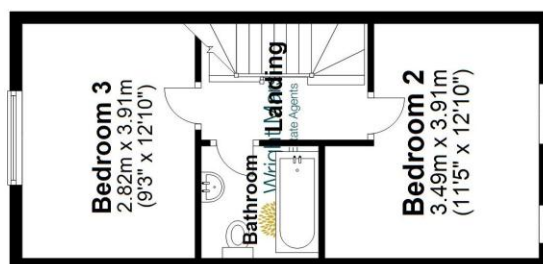
Ground Floor

Approx. 47.4 sq. metres (510.1 sq. feet)



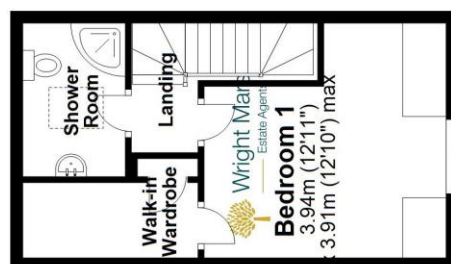
First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Second Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



Total area: approx. 107.2 sq. metres (1154.3 sq. feet)

To scale only, not to size
Plan produced using PlanUp.