



30 HIGHFIELD DRIVE | NANTWICH | CHESHIRE | CW5 6EX | OIRO £239,950



# 30 Highfield Drive, Nantwich, Cheshire, CW5 6EX

A pleasant mature three bedroom semi detached true bungalow nestled in an established residential locality within the town centre.

Having been occupied by just one family since first built in approx. 1961, the property requires modernisation and updating and offers the potential to also reconfigure the existing accommodation if required and subject to necessary consents.

Briefly comprising; Entrance Hall with loft access, Living Room, Kitchen Diner, Conservatory, Bedroom One, Bedroom Two, Bedroom Three/Office, Bathroom.

Extensive driveway (space also for caravan). Pleasant well maintained front garden and charming established rear garden.

UPVC double glazing and gas central heating (combination boiler).

**NO CHAIN**





#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout & continue. At the Churches Mansion roundabout turn left and at the next roundabout turn right onto Crewe Road. Take the left turn into Mount Drive & take the left turn onto Birchin Lane. Turn right into Highfield Drive & the property will be observed on the right 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

Part glazed entrance door. Ceiling light points, built in cupboards. Loft access (potential to convert the loft subject to necessary consents).



#### LIVING ROOM

Ceiling light point, radiator, fireplace, large window to the front elevation, TV aerial.





#### KITCHEN DINER

Range of wall, base & drawer units with work surface incorporating inset stainless steel single drainer sink unit, window to the conservatory, space for electric cooker & tall fridge freezer. Space for table & chairs. Door to the side elevation.



#### CONSERVATORY

Brick base & uPVC double glazed windows, sloping roof, tile floor. Work surface with space & plumbing for washing machine. Double opening doors to the rear, wall light point.





#### BEDROOM ONE

Light point, radiator, large window to the conservatory.

#### BEDROOM TWO

Light point, radiator, large window to the front elevation.

#### BEDROOM THREE

Light point, radiator, window to the side elevation.  
The room could also be used as a home office.





#### BATHROOM

Panel bath with electric shower over, WC, pedestal wash hand basin, light point, part tiled walls, two windows to the side elevation.



#### EXTERIOR

The property enjoys pleasant mature gardens, with a lawn to the front with established shaped evergreen shrubs, plants & pathway to the front entrance.

Excellent size driveway to the side of the property providing ample space for vehicles & caravan, if required. Space to the rear to erect a garage, greenhouse or shed etc, subject to any necessary consents. Delightful lawned rear garden with a range of shrubs & plants, and enjoying a good degree of privacy.

EPC RATING: TBC

COUNCIL TAX BAND: C

#### 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

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 & 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.

#### 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.

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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.





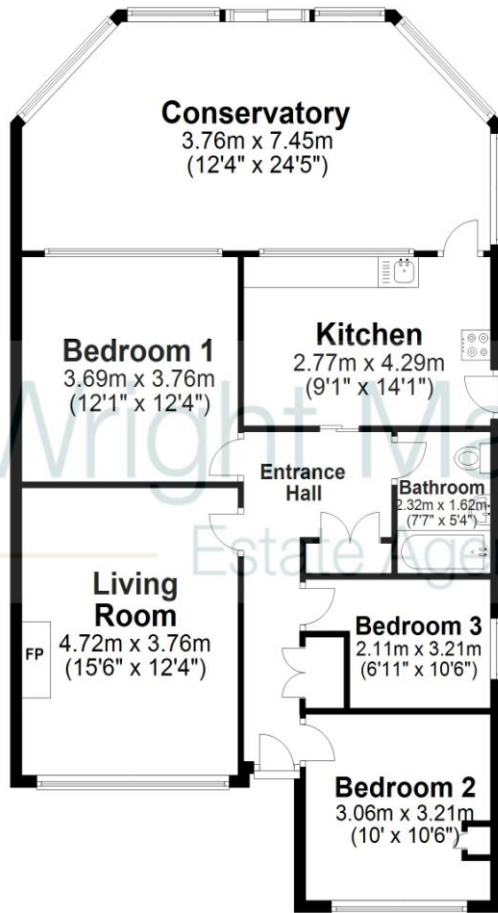


**Ground Floor**

Approx. 104.1 sq. metres (1120.6 sq. feet)



Wright Marshall  
Estate Agents



Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

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

**30 Highfield Drive, Nantwich**