



13 CHERRINGTON ROAD | NANTWICH | CHESHIRE | CW5 7AW | OIRO £245,000



13 Cherrington Road, Nantwich, Cheshire, CW5 7AW

An incredibly appealing three bedroom semi detached house, offering much improved and superbly extended family sized accommodation in a sought after and established residential area, close to the town centre, shops and excellent schools together with Shrewbridge Lake a short walk away.

Briefly comprising; Entrance Hall, Sitting room, Living Breakfast Kitchen with useful Study Area off, downstairs WC. First Floor Landing, Family Bathroom, Bedroom One, Bedroom Two, Bedroom Three.

UPVC double glazed windows, gas central heating. Garage, car port & driveway to the front. Front lawned garden & highly attractive lawned rear garden with the benefit of not being directly overlooked at the rear.





DIRECTIONS

Proceed out of Nantwich on Wellington Road and turn right just past Park Road onto Western Avenue, bearing immediately left. Take the first right onto Cherrington Road and the property will be observed on the right hand side.

LOCAL SCHOOLS WITHIN IMMEDIATE WALKING DISTANCE OF THE PROPERTY

Note:

1. Weaver Primary School, Western Avenue, Nantwich, CW5 7AJ,
 2. Brine Leas School, Audlem Road, Nantwich, CW5 7DY,
- Other schools are available within a short drive/walk.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 speciality shops & 4 supermarkets. 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 Aide 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 new 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

12' 1" x 5' 6" (3.68m x 1.68m) UPVC double glazed door and side panel, laminate floor covering radiator.



SITTING ROOM

13' 8" x 12' 0" (4.17m x 3.66m) An attractive comfortable room with a contemporary styled fireplace with painted surround and raised hearth/back. UPVC double glazed window, radiator, TV point, 2 wall light points.





LIVING BREAKFAST KITCHEN/STUDY AREA

17' 10" x 10' 0" (5.44m x 3.05m) PLUS 7' 7" x 6' 9" (2.31m x 2.06m)

STUDY AREA Comprehensively equipped with modern fitted units providing extensive worktop surfaces to four elevations providing a breakfast bar counter. Inset stainless steel sink unit (single) with mixer tap, base cupboards and drawers. Wall mounted storage cupboards, radiator. Fitted appliances include:- Zanussi stainless steel four ring gas hob with canopy over, Gorenje stainless steel single oven and grill. Note: Space and plumbing for washing machine, laminate floor covering, ceiling spot lights.

Exterior side door, understairs storage cupboard, space for breakfast/dining table, open arch to:



STUDY AREA

Radiator, laminate floor covering, counter worktop with stool recess and built in storage cupboards, uPVC double glazed window.





DOWNSTAIRS WC

Close coupled WC, wash hand basin, UPVC double glazed window.

FIRST FLOOR

LANDING

Radiator, uPVC double glazed window, access to loft, airing cupboard with Worcester gas fired central heating boiler for domestic hot water and central heating on demand.

BATHROOM

Modern white suite comprising: pedestal wash hand basin, close coupled WC, painted panel walls to dado rail, laminate floor cover, panel bath with shower head mixer tap, uPVC double glazed window, part tiled walls, radiator.

BEDROOM ONE (REAR)

11' 0" x 10' 5" (3.35m x 3.18m) UPVC double glazed window, radiator.

BEDROOM TWO (FRONT LEFT)

12' 9" x 9' 9" (3.89m x 2.97m) Built in double wardrobes, uPVC double glazed window, radiator.





BEDROOM THREE (FRONT RIGHT)

8' 7" x 7' 11" (2.62m x 2.41m) UPVC double glazed window, radiator.



EXTERIOR.

Paved front entrance driveway. Well tended front lawn with stocked borders of various specimen shrubs etc. Double painted tuber gates to side give access to the rear enclosed yard / covered carport. Pre cast single garage, exterior cold water tap. Delightful rear lawned garden with shrubs, flowers and trees, with the benefit of not being directly overlooked to the rear.

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions).

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. E-mail: nantwich@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALE PARTICULARS AND 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.

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.

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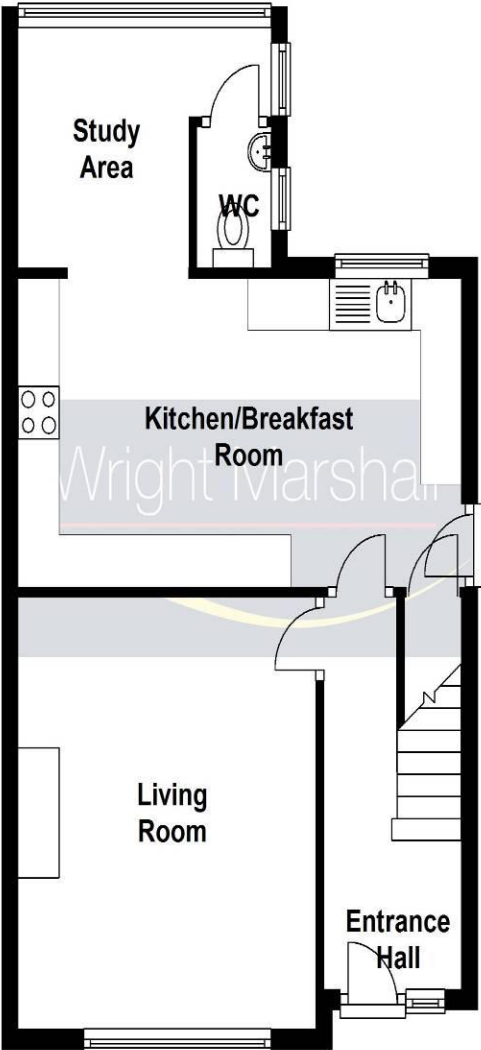
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

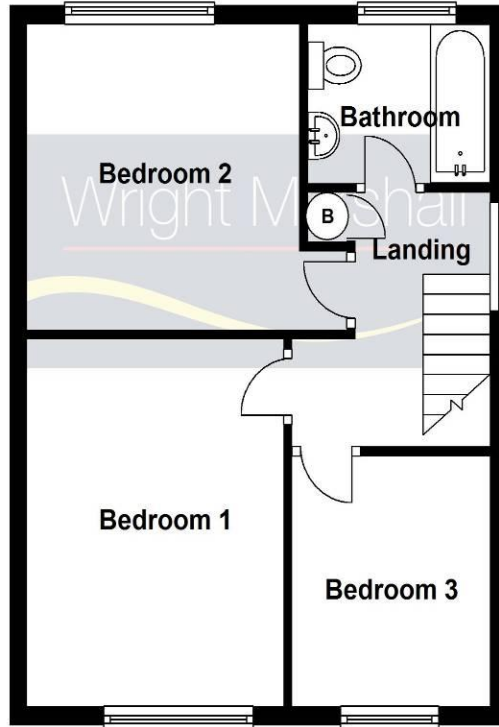
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

Ground Floor



First Floor





Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

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