



7 DAVENPORT AVENUE | NANTWICH | CHESHIRE | CW5 5QH | OIEO £135,000



7 Davenport Avenue, Nantwich, Cheshire, CW5 5QH

"Ideal owner occupier or buy to let investment".

An extremely appealing remodelled & impeccably presented Two Double Bedroom town centre apartment providing superb comfortable first floor accommodation in a popular & convenient location close to Barony Park and the town centres facilities.

Briefly comprising; Spacious Landing, Contemporary Breakfast Kitchen with excellent rear garden outlook, , naturally light & spacious 'L' shaped Living Dining Room Bathroom, Bedroom One, Bedroom Two.

Gas central heating. UPVC double glazed windows & contemporary replacement entrance door. Unusually large private Southerly facing private gardens. On road parking.

**NO CHAIN
MUST BE VIEWED TO BE FULLY APPRECIATED**





DIRECTIONS

(SEE ALSO PLAN EDGED RED)

From the Agent's Nantwich office continue along Hospital Street, over the mini roundabout to Churche's Mansion roundabout and take the 1st left, then over the mini roundabout onto Millstone Lane. At the traffic lights, continue ahead into Barony Road, passing Barony Park on the right then turn left onto Davenport Avenue & the property will be observed on the left 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;

Steps rising to the first floor. Stunning contemporary uPVC Double glazed entrance door. Steps to:-



FIRST FLOOR LANDING

An unusually light & spacious area with access to the loft, radiator, space for furniture.



BREAKFAST KITCHEN

An extremely well equipped & thoughtfully designed fully remodelled kitchen, fitted with wall, base & drawer units providing extensive worktop surfaces with inset single drainer sink unit & mixer tap. Part tiled walls, wood effect floor, 2 uPVC double glazed windows, integrated gas hob with extractor over, integrated electric oven, space & plumbing for washing machine, integrated fridge freezer, breakfast bar with the perfect spot to enjoy the garden view, TV point, radiator.



'L SHAPED' LIVING DINING ROOM

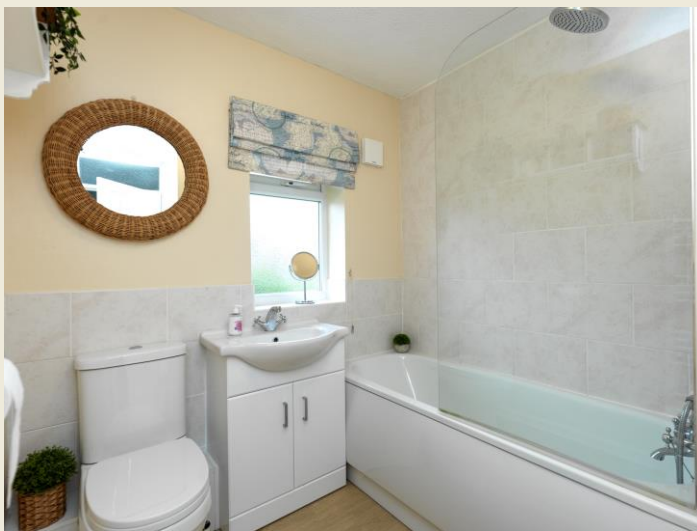
A wonderful naturally light & spacious room, featuring 2 uPVC double glazed windows to the front elevation, highly attractive fireplace & hearth with electric fire, 2 ceiling light points, TV point, radiator.





BATHROOM

Fully remodelled with panel bath featuring a glass screen & shower over, low level W/C, wash hand basin under mounted with cupboard unit, light point, uPVC double glazed window, part tiled walls, attractive flooring, radiator.



BEDROOM ONE (REAR)

An excellent double room with uPVC double glazed window, fitted storage cupboards, radiator, ceiling light point.

BEDROOM TWO (FRONT)

An excellent double room with uPVC double glazed window, radiator, ceiling light point.

EXTERIOR

(SEE PLAN EDGED RED)

The first floor apartment has the benefit of a lawned garden to the front, domestic outhouse, concrete pathways, shrubs & trees and flower borders. The rear garden is an unusually large space which offers purchasers the opportunity to further cultivate if required as there is an expanse of lawn. A decked area is the perfect place to sit & enjoy the garden view. Pedestrian shared rights of way with adjoining ground floor flat.

EPC RATING: C

COUNCIL TAX BAND: A

SERVICES

All mains water, gas, 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.

SERVICE / MAINTENANCE CHARGES

£12.07 per month (reviewed 31st March 2023).
The managing agents are Guinness Partnership.

TENURE

Leasehold with vacant possession upon completion.
(Term: 125 years from 16th November 1987).
The freehold is owned by Guinness Partnership



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 & 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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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, so we can discuss your requirements further **

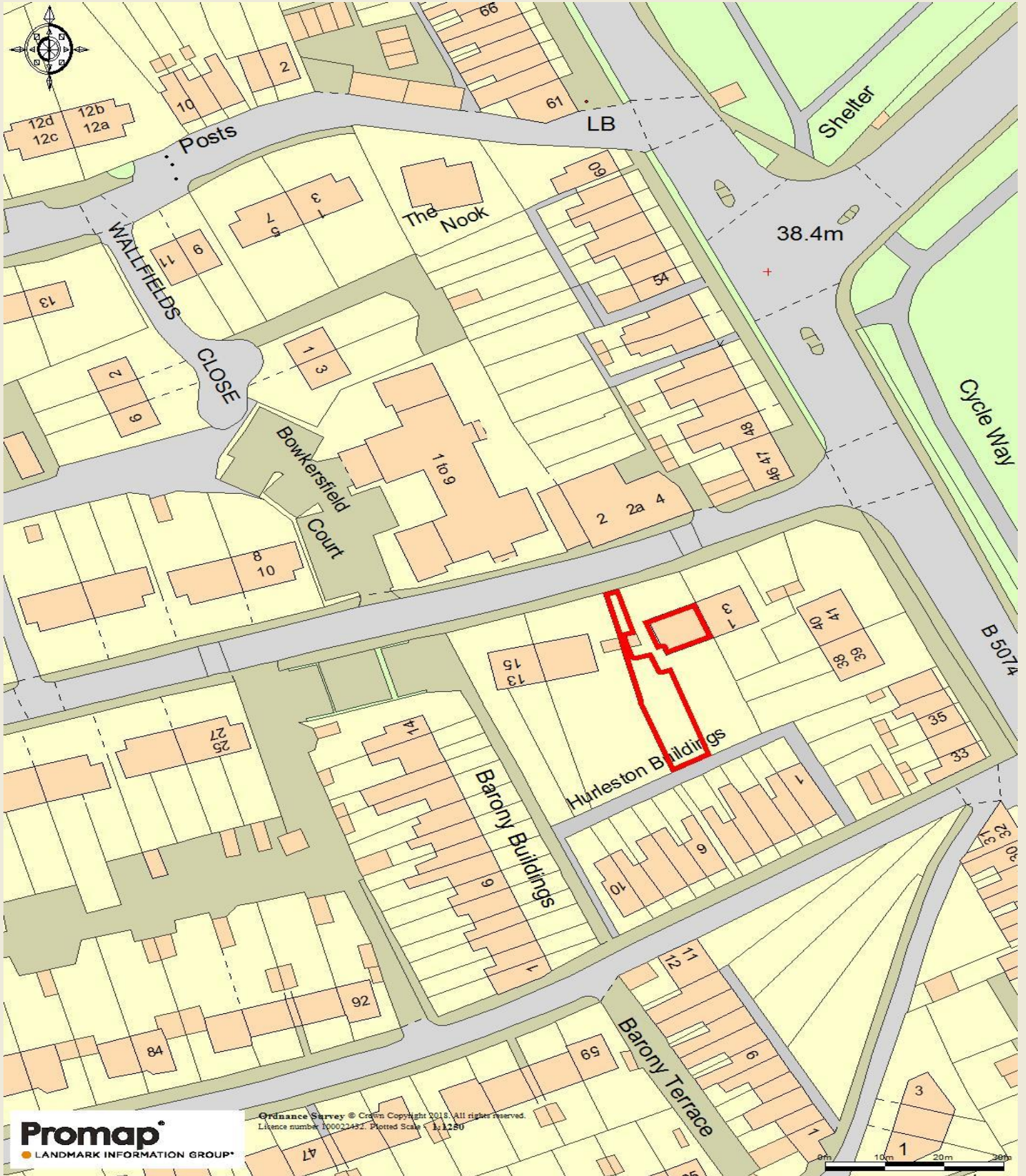
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







FLOOR PLAN PENDING



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