



74 MILLSTONE LANE | NANTWICH | CHESHIRE | CW5 5PE | OIEO £249,950





# 74 Millstone Lane, Nantwich, Cheshire, CW5 5PE

Enjoying a highly convenient location within walking distance of the town centre facilities and Barony Park. The distinctive two/three bedroom semi detached character house features an incredibly spacious and versatile ground floor extension which certainly offers the ideal opportunity for multi generational living, rental/air B & B or home business potential, subject to all necessary consents.

Briefly comprising; Reception Hall, Living Dining Room, Kitchen Breakfast Room, Rear Hall/Annexe Entrance, Shower Room, Kitchen, Living Room/Bedroom Three. First Floor Landing, Bedroom One, Bedroom Two, Bathroom. Extensive driveway, garden frontage and an excellent larger than expected lawned rear garden.

The property offers a unique opportunity which requires viewing in order to fully appreciate all that is on offer. UPVC double glazing and Gas central heating.

**NO CHAIN**

VIEWING IS STRONGLY RECOMMENDED







#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and at the mini roundabout continue ahead. At the roundabout by Churches Mansion, take the first exit onto Millstone Lane. The property will be observed on the right hand side.

#### 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**

Highly attractive timber entrance door, ceiling light point, stairs rising to the first floor, radiator.



**LIVING DINING ROOM**

Two ceiling light points, ceiling coving, two radiators, UPVC double glazed windows to the front and rear, built in timber cupboard, fire surround with gas fire upon raised hearth, TV aerial.







#### KITCHEN BREAKFAST ROOM

Equipped with a range of wall, base and drawer units, work surfaces with inset sink unit and mixer tap. Ceiling light point, ceiling beams, UPVC double glazed window to the side, tiled floor. Wall mounted gas central heating boiler. Space for cooker, space and plumbing for washing machine, space for fridge/freezer. Ample space for table and chairs. Part glazed door to the rear hall.

#### REAR HALL

(Potential Annexe Entrance). Side door. Doors to the shower room and second kitchen, light point.

#### SHOWER ROOM

Low level WC, wash hand basin, ceiling light point, ceiling coving, tiled walls, UPVC double glazed window, corner shower tray with electric shower over and curtain track, numerous grab rails, floor covering, radiator.







#### KITCHEN

Equipped with wood effect wall, base and drawer units, worksurfaces with inset sink unit and mixer tap. Eye level electric oven, gas hob with concealed extractor. Ceiling light point, UPVC double glazed window, part tiled walls, space for tall fridge freezer, tiled floor. Door to Living Room/Bedroom Three.

#### LIVING ROOM / BEDROOM THREE / OFFICE

Ceiling light point, UPVC double glazed doors to the rear, radiator, TV aerial, gas fire. Fitted bespoke storage cupboards.





**FIRST FLOOR LANDING**

Ceiling light point, window to the half landing, built in cupboard.



**BEDROOM ONE**

Ceiling light point, radiator, window.

**BEDROOM TWO**

Ceiling light point, radiator, window.







#### BATHROOM

Panel bath with tile splash back, low level WC, pedestal wash hand basin, ceiling light point, radiator, window, floor covering.



#### EXTERIOR

The property stands back the road with a gravelled & paved garden frontage & extensive driveway providing ample off road parking (space for motorhome / a caravan etc).

Detached garage with double opening doors.

Fencing to the front boundary. Gated side access.

The rear garden is of surprisingly large size being lawned with borders, paved patio & additional paved seating area directly to the rear of the property. Close boarded fencing.

The garden offers a wonderful space, which could be further cultivated if required & also offers the possibility of adding a cabin / home office etc (subject to necessary consents).

For a town centre property, the exterior space is unusually generous.

EPC RATING: D

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.





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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 \*\*

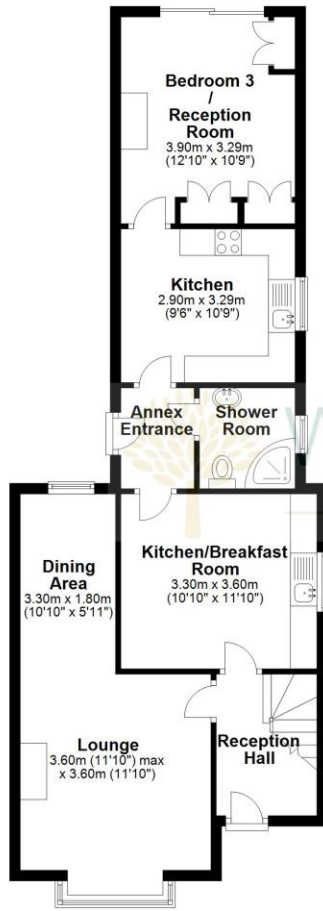
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





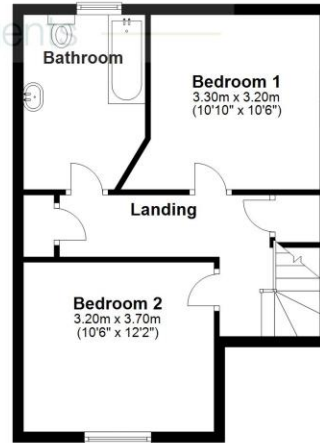
### Ground Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 108.2 sq. metres (1164.4 sq. feet)

**74 Millstone**

Wright Marshall  
Estate Agents

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