



40 DAVENPORT AVENUE | NANTWICH | CHESHIRE | CW5 5QJ | OIRO £129,950



40 Davenport Avenue, Nantwich, Cheshire, CW5 5QJ

A highly appealing two bedroom ground floor town centre apartment having undergone a recent scheme of superb refurbishment, redecoration & enhancement.

The 'fresh' & bright colour scheme now provides a particularly pleasant environment & combined with the fabulous rear garden, is an exciting prospect both for owner occupiers and perhaps for buy to let investors.

Standing in a lovely leafy spot, the apartments accommodation briefly comprises; Entrance Hall, under stairs Office/Cupboard, Refitted modern Kitchen, Bedroom One, Bedroom Two, Refitted Bathroom.

External Home Office / Hobby Room. Outstanding & spacious rear garden with pretty planting & timber shed. Double timber gates to the rear & hardstanding for vehicular parking.
UPVC Double glazing and Gas central heating.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agents Nantwich office continue along Hospital Street, over the mini roundabout to Church's Mansion roundabout and take the first left turn, then over the mini roundabout onto Millstone Lane. At the traffic lights, continue into Barony Road, passing Barony Park on the right then turn left into Davenport Avenue and the property will be observed on the right hand side.

NEARBY 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.



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 1 hr 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

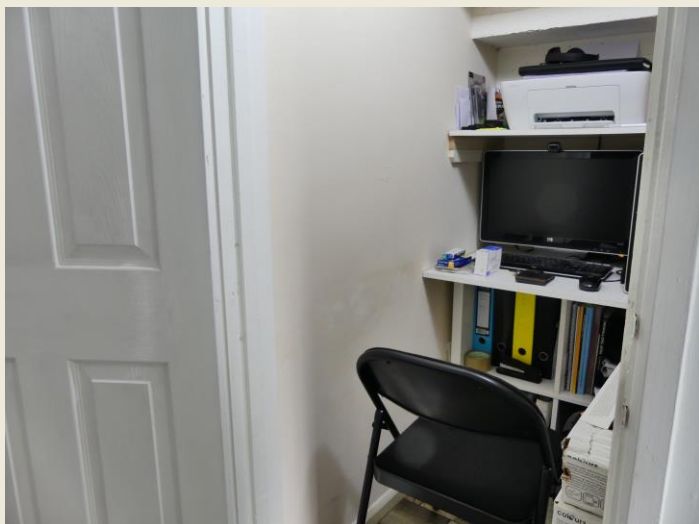
UPVC double glazed entrance door and side panel. Ceiling light point. Smoke detector. Built in cupboard. Highly attractive wood effect tiled floor.

UNDER STAIRS OFFICE / CUPBOARD

Light point, continuation of the flooring & shelving.

LIVING DINING ROOM

Attractively decorated & offering plenty of light & space. Ceiling light point on dimmer, large UPVC double glazed window to the front, telephone and TV aerial points, radiator, continuation of the highly attractive wood effect tiled floor. Newly fitted part glazed door to the kitchen.





FITTED KITCHEN

A range of recently fitted highly attractive cream coloured wall and base and drawer units. Beautiful solid wood work surfaces with inset sink unit and mixer tap. Recessed ceiling spot lights, uPVC double glazed window to the rear with delightful garden view, radiator, highly attractive, part tiled walls, uPVC double glazed rear door with opening upper panel. Wall mounted gas central heating boiler. Continuation of the particularly attractive wood effect tiled floor. Breakfast bar area. Electric hob with electric oven beneath. Space for tall fridge freezer. Space & plumbing for washing machine.

BEDROOM ONE (DOUBLE)

Superbly decorated & of a generous size. Ceiling light point, radiator, uPVC double glazed window to the rear, TV aerial point, continuation of the particularly attractive wood effect tiled floor.

BEDROOM TWO (SINGLE)

Ceiling light point, radiator, uPVC double glazed window to the front, continuation of the particularly attractive wood effect tiled floor.



BATHROOM

Refitted in a charming 'coastal' style with panel bath & electric shower over. Low level WC, pedestal wash hand basin, ceiling light point, uPVC double glazed window to the rear, radiator, pale cornflower blue coloured attractive part tiled walls, continuation of the particularly attractive wood effect tiled floor.



EXTERIOR

Paved pathway leading to the front entrance. Timber pedestrian gate to the side & pathway leading to the rear garden (providing wheelie bin access). Superb & very surprising rear garden having been cultivated to now include grassed 'pathways' and featuring a wealth of flowering plants & shrubs. Vehicular access to the rear of the property where there are recently installed double opening timber gates & hard standing providing off road parking.

EXTERNAL OFFICE / HOBBY ROOM

(7'5" x 4'1") Superbly renovated to now provide a highly comfortable home office space or indeed hobby room / store etc. Recessed ceiling spotlights, power points including USB, attractive flooring, uPVC double glazed window.



EPC RATING: C

COUNCIL TAX BAND: A

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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. Expiry of lease -2127. Ground rent: £15.25 per month (reviewed annually).
Managing agents: Guinness Housing.

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

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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.





EXTERNAL OFFICE / HOBBY ROOM





Floor Plan

Approx. 57.4 sq. metres (618.1 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

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