



7 MOUNT CLOSE | NANTWICH | CHESHIRE | CW5 6JJ | OIRO £339,950



# 7 Mount Close, Nantwich, Cheshire, CW5 6JJ

An exceptionally well appointed in a highly desirable location within Nantwich. An inspiring, immaculately appointed light & spacious Three Bedroom Detached true bungalow of impeccable appeal throughout & standing in a highly convenient location within walking distance of the town centre.

The chic & comfortable interiors offer the ultimate in modern day living, with soft coloured units to the kitchen diner, delightful fireplace in the living room & sophisticated shower room. Briefly comprising; Spacious Entrance Hall, Living Room, Kitchen Diner with bi fold doors, Shower Room, Inner Hall, Bedroom One, Bedroom Two & Bedroom Three (which could easily be used as an Office if required).

Boasting an attached single garage, driveway & pleasant lawned gardens to both the front and rear, the bungalow certainly requires prompt inspection.

UPVC D.G. & Gas C.H.

**EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed along Crewe Road and turn left into Mount Drive and take the left turn into Mount Close where the property will be observed on the left hand side.

NOTE: The property is within easy walking distance of the town centre.



#### 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;

##### SPACIOUS ENTRANCE HALL

An incredibly welcoming & spacious hall with plenty of space for furniture/ storage etc. UPVC Double glazed entrance door with vertical glazed insets to sides. High quality Oak effect flooring, double radiator, ceiling light point, loft access with drop down ladder. Built in airing cupboard housing a Worcester gas fired central heating boiler & pressurised vented cylinder system.





#### LIVING ROOM (15'9" x 10'6")

An attractive & highly comfortable room with the benefit of a larger window which let in an abundance of natural light. UPVC Double glazed window to the rear with pleasant (South facing) garden outlook, double radiator, ceiling light point, double interconnecting doors leading to the wonderful Kitchen Diner. Stunning slate fireplace with open fire & hearth.





#### KITCHEN DINER (15'9" x 8'10")

Outstanding in style & presentation, the beautiful quality kitchen is comprehensively fitted with soft duck egg coloured wall, base & drawer units. Charming solid wood work surfaces with inset sink unit and mixer tap.

Recessed ceiling spotlights, uPVC double glazed window to the side & bi fold uPVC double glazed windows to the rear. Continuation of the high quality Oak effect flooring. Double radiator. Recess fitted beautifully with cupboard storage, shelving & drawers. Additional built in cupboard storage.

Integrated gas hob with chimney style extractor over & highly attractive tiled splash back & electric oven beneath. Integrated slimline wine chiller. Integrated dishwasher, washing machine & fridge freezer. Ample space for table & chairs. Door to the Hall.





**SHOWER ROOM (6'3" x 5'7")**

Impressively appointed & fitted with a walk in shower with fixed glass screen, mains shower & stunning tiled wall. Concealed cistern WC & vanity wash hand basin with mixer tap upon elegant white gloss base cupboard storage unit. Recessed ceiling spotlights, uPVC double glazed window to the side with fitted plantation style shutter. Part tiled walls, attractive tiled floor & radiator.



**INNER HALL** Ceiling light point.

**BEDROOM TWO (8'10" x 12'2")**

Ceiling light point, double radiator, large uPVC double glazed window to the front elevation fitted with chic plantation style shutters.



**BEDROOM THREE (6'7" x 8'10")**

Ceiling light point, double radiator, uPVC double glazed window to the side elevation fitted with chic plantation style shutters.



#### BEDROOM ONE (13'9" x 9'2")

Superbly appointed & well proportioned with ceiling light point, double radiator, built in wardrobes with cupboard storage over, large uPVC double glazed window to the front elevation fitted with chic plantation style shutters.



#### EXTERIOR

The property stands superbly within pleasant & manageable gardens. Lawned garden to the front with excellent size driveway leading to the attached single garage with up & over door. Particularly pleasant rear garden enjoying a lawn, good size entertaining patio & with a selection of shrubs and hedging. Side gated access.

EPC RATING: D

COUNCIL TAX BAND: D

#### SERVICES

All mains water, gas, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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

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](mailto: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, so we can discuss your requirements further \*\*

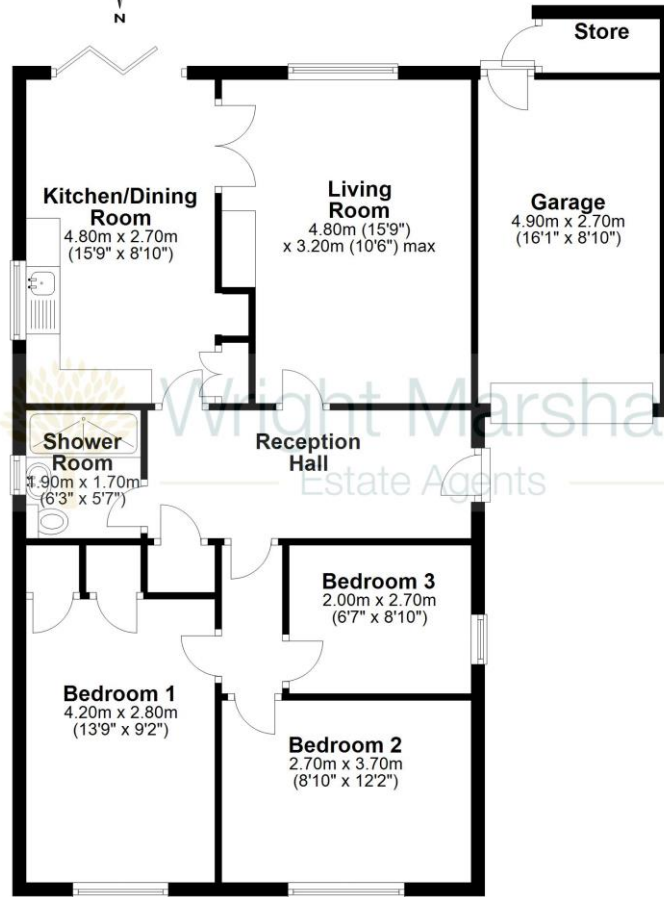
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





### Ground Floor

Approx. 92.8 sq. metres (998.5 sq. feet)



7 Mount Close