



12 HAWTHORNE AVENUE, OFF CREWE ROAD | NANTWICH | CHESHIRE | CW5 6HZ | OIRO £165,000





A charming 'hidden gem', nestled in a delightful backwater location within the town centre, approached via a leafy pedestrian walkway.

The period Two Bedroom Mid Terraced Town Cottage offers delightful characterful accommodation. The property is ideal for first time buyers, down sizers of perhaps buy to let investors and briefly comprises; Living Room with fireplace, Breakfast Kitchen with stairs rising to the first floor, Rear Vestibule, Bathroom (refitted November 2023).

First Floor with Two Bedrooms.

Front garden with lawn area (having been recently reseeded) & rear yard with store.

Being extremely convenient for the town centre, all amenities are just a short distance away on foot.

Local on road parking is available (rear parking may be possible for a small vehicle).

UPVC D.G. & Gas C.H.

The property would be ideal for buy to let investors and first time buyers, or indeed as a great 'lock up & leave' property.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and continue ahead at the mini roundabout. At the next roundabout by Churches Mansion turn left and take the third exit onto Crewe Road at the next roundabout. The opening to the leafy pathway approach will be observed on the right hand side by the brick wall with the rear vehicular access a short distance further beyond.

#### NEARBY 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;

LIVING ROOM (11'6 x 11'10)







BREAKFAST KITCHEN (9'2 x 11'10)

BATHROOM (6'3 x 5'7) (Refitted October 2023)







#### REAR VESTIBULE



#### FIRST FLOOR LANDING

#### BEDROOM ONE (11'6 x 11'10)

#### BEDROOM TWO (9'2 x 9'2)

#### EXTERIOR

The property is approached via a leafy & walled pedestrian walkway which provides access to the charming row of character period cottages. A paved pathway & timber gate leads to the front entrance. The front of the property enjoys a manageable front garden providing ample space in which to relax & entertain. Bordered by fencing. (The lawned area has very recently been reseeded).

There is a small rear yard which has a useful built in storage store. Rear pedestrian access & bin access. (It may be possible to park a small vehicle to the rear but viewers are requested to ascertain confirmation of this).

STORE (5'7 x 5'7)

EPC RATING: C

COUNCIL TAX BAND: A

#### SERVICES

All mains water and electricity services are either 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

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 & 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.





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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.



**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.













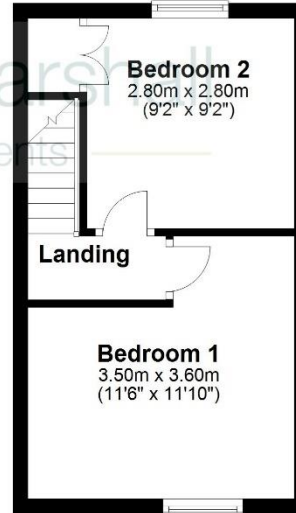
## Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



## First Floor

Approx. 23.0 sq. metres (248.0 sq. feet)



Total area: approx. 54.3 sq. metres (584.8 sq. feet)

**12 Hawthorne Avenue**