



11 HAWTHORNE AVENUE, OFF CREWE ROAD | NANTWICH | CHESHIRE | CW5 6HZ | OIRO £175,000



# 11 Hawthorne Avenue, Off Crewe Road, Nantwich, Cheshire, CW5 6HZ

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

The characterful accommodation with its wonderfully cosy yet surprisingly well proportioned interiors briefly comprises; Living Room with lovely box bay window, Breakfast Kitchen, Rear vestibule/laundry, Bathroom. First floor Landing, Bedroom one, Bedroom Two.

Cottage style lawned front garden with planted borders and seating area.

Rear walled courtyard with gate to the rear parking.

UPVC double glazing and gas central heating.

**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.



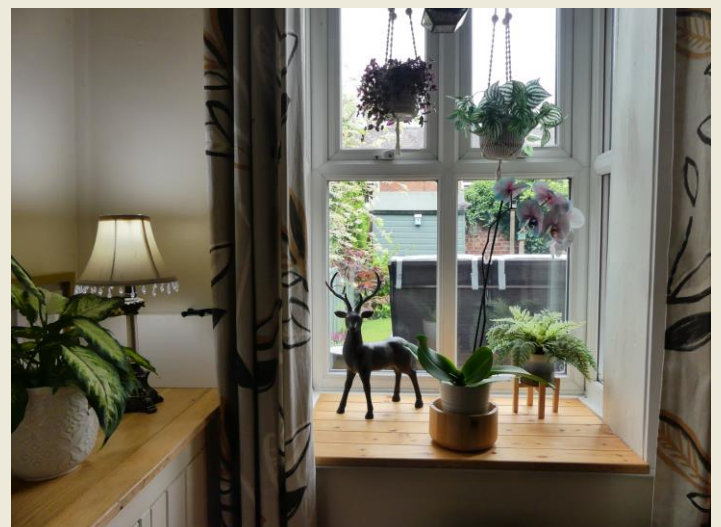


**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**LIVING ROOM (11'10" x 11'9")**

A charming characterful room with pretty painted part glazed entrance door. UPVC double glazed box bay window to front. Ceiling light point. Built in base level cupboard with double painted doors. Fireplace recess and beautiful cast iron grate (not working). Attractive oak engineered floor. Radiator. Smoke detector. Door to the breakfast kitchen.





**BREAKFAST KITCHEN (11'10" x 9'4")**

Well equipped with a range of delightful modern white coloured wall, base and drawer units to two elevations incorporating solid wood work surface and bespoke moveable breakfast bar. Inset sink unit and mixer tap. Electric cooker slot. Space for tall fridge freezer (understairs). Ceiling light point. Under unit lighting. Part tiled walls. UPVC double glazed window to rear. Radiator. Tiled floor. Door to the rear vestibule/laundry and turned stairs rising to the first floor.





#### REAR VESTIBULE / LAUNDRY

Ceiling light point. Tiled floor. UPVC double glazed window to side providing access to the rear courtyard. Door to the beautiful bathroom. Space and plumbing for washing machine.

#### BATHROOM (6'10" x 5'7")

Stunning white suite superbly presented with panel bath with shower over. Both fixed head and hand held attachment. Low level WC. Pedestal wash hand basin. Fully tiled walls and attractive flooring. Ceiling light point. Extractor fan. Radiator. UPVC double glazed window.





#### FIRST FLOOR LANDING

Ceiling light point. Useful storage over the stairs Loft hatch providing access to the roof space.

#### BEDROOM ONE (11'10" x 11'9")

Wonderfully spacious with a pretty front aspect. Ceiling light point. UPVC double glazed window to front. Highly attractive exposed wood floor. Radiator. Exposed painted ceiling timbers. There is a pleasant view over the front garden to the leafy approach walkway.





#### BEDROOM TWO (9'4" x 8'10")

Ceiling light point. Radiator. UPVC double glazed window to the rear with a charming aspect over property gardens and trees. Attractive exposed wood floor and exposed painted ceiling timbers. Built in cupboard with gas central heating boiler.



#### EXTERIOR

The property is approached over a pretty leafy and walled pedestrian walkway which provides access to the charming row of period cottages. The front of the property enjoys an excellent size cottage style front garden providing ample space in which to relax and entertain bordered by both picket fencing and privet hedging. A paved pathway leads to the front entrance with lawn and planted borders with seating area. There is a small rear courtyard which has space for table and chairs and has a useful outhouse. Rear pedestrian gate and bin access. Parking for one small vehicle to the rear.







**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). Oil fired central heating (tank new 2018 bunded) fitted approx April. LPG for the range cooker, Bio Tech drainage system.

**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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#### **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.

#### **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.



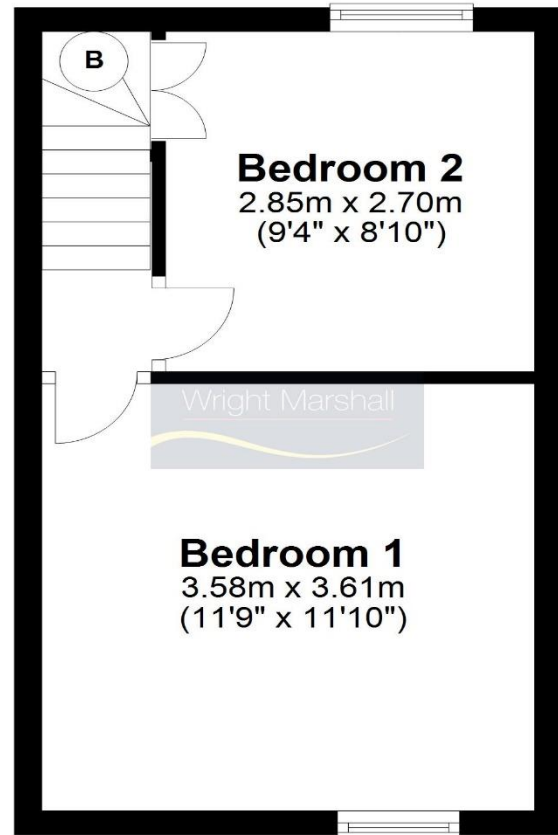
## Ground Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)





Wright Marshall  
Estate Agents

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