



| YEW TREE DRIVE | OFF WELSH ROW | NANTWICH | CHESHIRE | CW5 5LF | OIRO £189,950



1 Yew Tree Drive, Off Welsh Row, Nantwich, Cheshire, CW5 5LF

The highly attractive semi detached true bungalow nestled in a delightful cul de sac forming one of just a few properties forming a 'L' shaped intimate development purpose built for the over 55's, within walking distance of the town centre & all its varied facilities.

The accommodation briefly comprises:-

Entrance Hall, Living Room with contemporary fireplace, recently fitted quality soft pale grey coloured kitchen with pale quartz work surfaces, inner hall, contemporary shower room, bedroom one, bedroom two with sliding doors opening to the pretty rear garden.

Garden frontage and pretty lawned rear garden with paved patio and enabling owners to enjoy a good degree of privacy. Side pathway with shed/storage space being highly beneficial.

Double glazing and electric heating. Residents parking area.





DIRECTIONS

Within close proximity to the historic Welsh Row and the heart of Nantwich, the charming, comfortable and well appointed 'retirement' home is an excellent choice for the over 55's providing a convenient town centre lifestyle with the comfort of a low maintenance residence.

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 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.





AGENTS NOTE

This is a super opportunity to purchase a retirement property (for the over 55's) in ready to move into condition and enjoy. Benefitting parking and communal gardens though this bungalow has the pretty garden area to the rear and additional storage with side access. This really is a great property deserving prompt attention. The property has been newly
The property is ideal for independent purchasers or indeed couples.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

UPVC wood grain effect entrance door. Ceiling light point. Internal door opening to the living dining room.

LIVING DINING ROOM (14'1" max x 11'6")

An attractive well appointed room with ceiling light point and ceiling rose. UPVC double glazed window to the front elevation. Electric heater. TV and telephone points. Wall light points. Window to the kitchen. Fire surround with electric fire and marble insert and hearth. Doors to the beautiful kitchen and inner hall.





FITTED KITCHEN (11'6" x 7'3")

Recently fitted, the impressive kitchen has been fitted to maximise space and provide excellent storage provision etc. Well equipped with a range of soft grey wall, base and drawer units with stunning pale work surface and inset white ceramic sink unit with mixer tap. Integrated electric hob with concealed extractor over. Electric eye level oven. Integrated dishwasher. Fridge freezer and washing machine. Ceiling light point. Under unit worktop lighting. UPVC double glazed window to the front. Attractive glass splashbacks. Flooring.

INNER HALL

Ceiling light point. Built in cupboard.

BEDROOM ONE (11'6" x 8'10")

Ceiling light point. Radiator. UPVC double glazed window to the rear. Built in wardrobes.

BEDROOM TWO (7'10" x 9'10")

Ceiling light point. UPVC double glazed sliding doors to the rear. Wood effect laminate flooring. The room is presented used as a dressing room/office so offers ample flexibility.

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

Concealed cistern WC and wash hand basin. Ceiling light point. Part tiled walls. UPVC double glazed window. Ladder radiator. Large walk in shower. Attractive flooring. Cupboard storage.

EXTERIOR

Lawned front garden with hedging to side and clipped shrub. Paved pathway to the front entrance with step. Pathway to side. Pretty rear lawned garden area with paved pathway and seating area. Continuation of hedging to the rear. There is an excellent degree of privacy to the rear and also side space for storage (eg space for bike shed etc).







EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

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

SERVICE CHARGE / GROUND RENT

Ground rent: Approx £284.60 annually. Service Charge: approx £172.37 pcm – reviewed March 2024. Please note, the service charge covers the maintenance of the communal gardens & all communal areas, external decoration, window cleaning & buildings insurance.

TENURE

Leasehold with vacant possession upon completion. (Term: 125 years from 1st January 1989). Expiry date of the lease is 2114. Management company is First Port Ltd.

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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

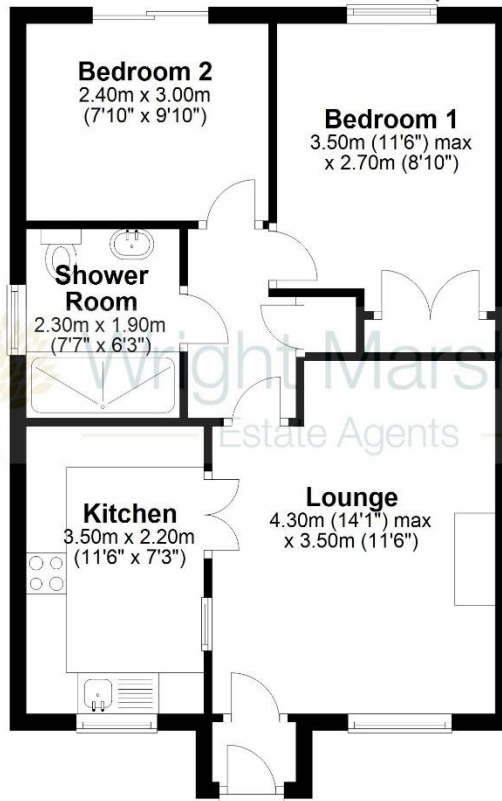
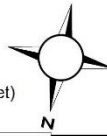
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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, 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. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 49.7 sq. metres (534.9 sq. feet)

1 Yew Tree Drive



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk