



91 JAMES HALL STREET | NANTWICH | CHESHIRE | CW5 5QE | OIRO £235,000



Standing in a convenient town location within walking distance of Barony Park & the town centre with its wonderful facilities, this exceptional traditional style home has been transformed by the present owners into an outstanding contemporary high quality residence of vast appeal. With attention to detail throughout the interiors boast sleek contemporary style with character elements seamlessly blending to create a particularly comfortable town centre property for a range of buyers.

Briefly comprising; Open Porch, Entrance Hall with under stairs storage, impeccable Living Room with deep bay window & stunning flooring, Kitchen Diner with integrated appliances and pantry cupboard & French doors to the rear garden. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & stunning contemporary Bathroom with separate shower.

Double width gravelled driveway to the front with planted borders & gate to side to the impressive landscaped rear garden with simulated grass and decked entertaining / seating areas and again planted borders. UPVC Double glazed windows & door (fitted approx 2019) & gas C.H.

VIEWING IS A MUST TO BE ABLE TO FULLY APPRECIATE THE STUNNING PROPERTY WHICH HAS BEEN PRICED TO SELL (MOTIVATED VENDORS)





DIRECTIONS

Proceed out of Nantwich along Millstone Lane & Barony Road running alongside the pretty Barony Park. Turn left into Arnold Street & take the right turn into James Hall Street where the stunning property will be observed on the left hand side.

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;

ENTRANCE HALL

LIVING ROOM (10'10 x 12'6)





KITCHEN DINING ROOM (12'2 x 18'8)





FIRST FLOOR LANDING

BEDROOM ONE (13'6 x 10'6)



BEDROOM TWO (9'6 x 10'6)

BEDROOM THREE (9'2 x 7'10)





FAMILY BATHROOM

EXTERIOR

Gravelled driveway to the front providing ample off road parking. Side gate to excellent rear garden with lawn, two raised decked seating areas. Wide paved pathway leading to a further paved seating & entertaining patio. Contemporary raised planted borders. Highly attractive contemporary fencing.

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains 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

Freehold with vacant possession upon completion.

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

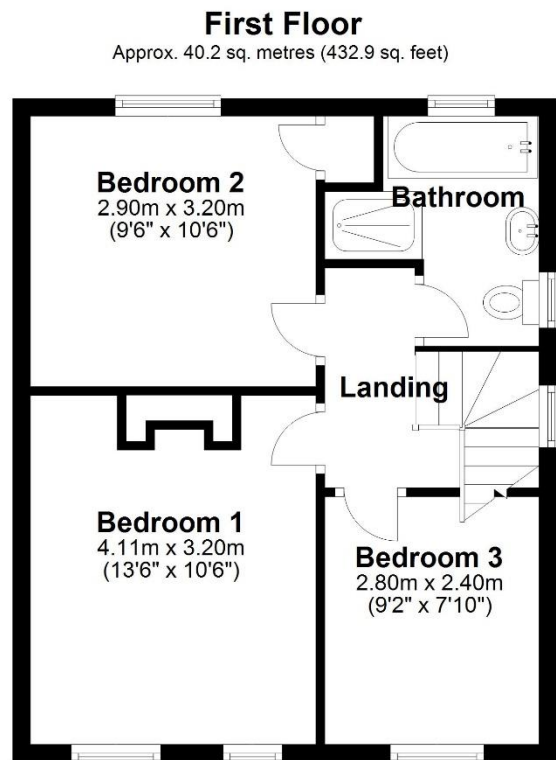
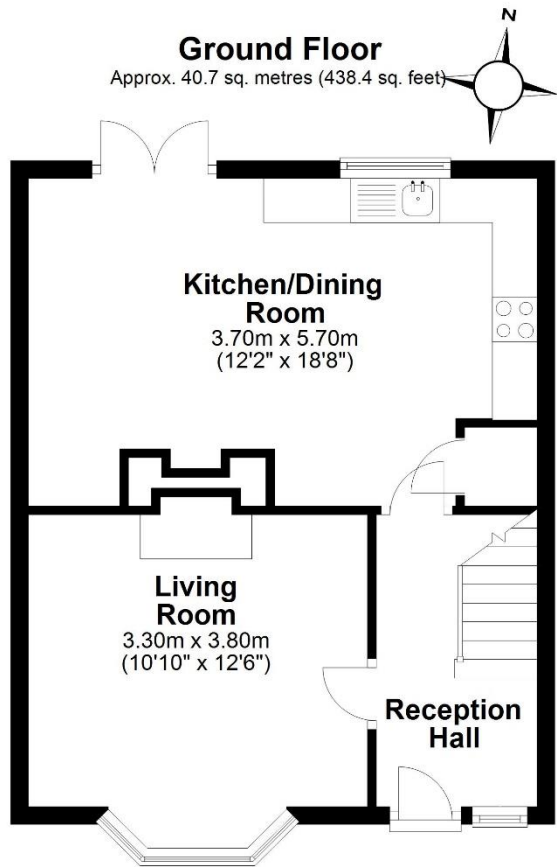
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to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







Total area: approx. 81.0 sq. metres (871.4 sq. feet)

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