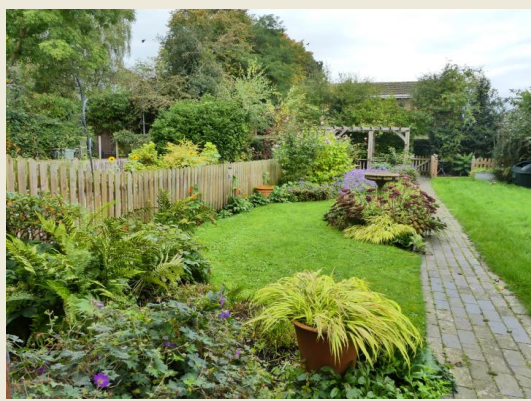




66 NORTH CROFTS | NANTWICH | CHESHIRE | CW5 5SQ | OIRO £235,000



Beautifully appointed throughout having been much enhanced and featuring a wealth of charm, the enchanting two double bedroom, two bathroom Victorian mid terraced town cottage boasts a pleasant blend of character features and contemporary elements culminating in a marvellous town centre home within striking distance of all facilities and events in the historic town centre.

Situated in a popular 'backwater' just a stroll way from the towns excellent shops and facilities, the pretty period home briefly comprises:- Open plan Living Dining Room with pretty bay window, fireplace & under stairs cupboard, beautiful kitchen with attractive stable door & electric AGA cooker (which may be available by separate negotiation together with freestanding units), Shower Room & WC.

First floor Landing, Bedroom One with pretty Ensuite Bathroom,
Bedroom Two affording a delightful garden view.

Charming professionally designed & planted spacious front garden with lawn, richly stocked cottage style borders and a timber pergola with paved seating area beneath.

Gate to rear walled courtyard. Double glazing and gas central heating.

Parking although not available directly with the property, is found within the locality & in the town centre.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO
FULLY APPRECIATE THE SUPERB COTTAGE**





DIRECTIONS

By car: Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane turning left at the traffic lights onto Beam Street.

Turn left into Scaife Road & right into Alvaston Road. The pedestrian footpath leads to North Crofts on the far right hand side.

By foot: Proceed over the town square to the left of the church & continue along the pretty pathway called 'Monks Lane'. Bear left & follow the pavement around into 'North Crofts' & the property will be observed on the right 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;

LIVING DINING ROOM (23'4 x 12'2)

Beautiful entrance door painted in a soft blue colour. Well proportioned with pleasant garden outlook to the front. Ceiling light points, under stairs cupboard, bay window, painted fitted cupboard with shelving over, two radiator, attractive fireplace with 'Art Nouveau' style insert, rear window, ceiling coving. Door opening to enclosed stairs rising to the first floor. Door to the Kitchen.







KITCHEN (18'0 x 6'11)

Prettily presented in a charming country cottage style and equipped with base level cupboards with attractive work surfaces, matching upstands & inset stainless steel single drainer sink unit with mixer tap. Space & plumbing for dishwasher. Wall light points, ceiling light points, two windows to the side elevation, wall mounted cupboard housing the gas central heating boiler. Space for fridge freezer, tiled floor, quality uPVC double glazed stable door opening to the rear yard. Door to the shower room.

(Note: The electric AGA, tall cream larder cupboard units & the freestanding dresser may be available by separate negotiation).





SHOWER ROOM & WC

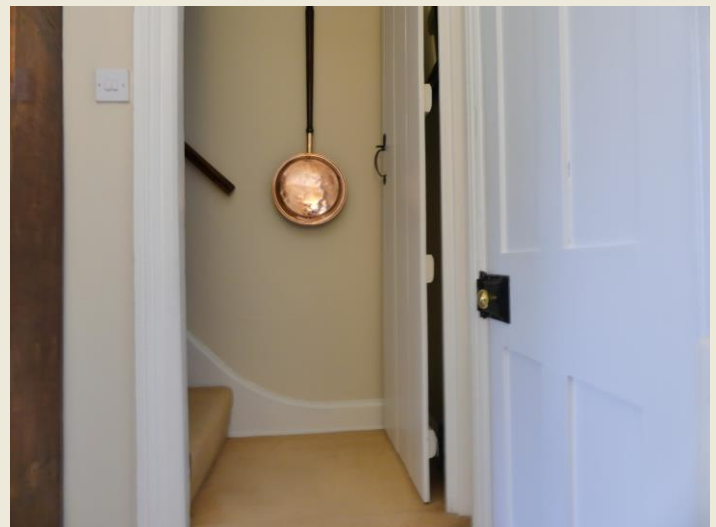
Painted part panelled walls, ceiling light point, small window, low level WC, pedestal wash hand basin, radiator, corner shower, cupboard housing space & plumbing for washing machine with space above for a tumble dryer.



DOOR & STAIRS RISING TO THE FIRST FLOOR

FIRST FLOOR LANDING

Ceiling light point.





BEDROOM ONE (12'6 x 8'10)

(Double room). Well proportioned with the benefit of an ensuite. Ceiling light point, ceiling coving, radiator, window to the rear, small loft hatch, built in cupboard. Door opening to the ensuite.

ENSUITE BATHROOM

Panel bath with mixer taps & hand held shower attachment, painted part panelling & matching base cupboard to the wash hand basin with mixer tap, low level WC, ceiling light point, radiator, window to the rear, attractive wood effect floor. Built in cupboard.





BEDROOM TWO (10'6 x 12'2)

(Double room). Ceiling light point, radiator, window to the front with a very charming view over the garden.



EXTERIOR

Accessed beyond an established lush hedge with timber picket style pedestrian gate. Paved pathway providing access for No 66 & 67 North Crofts. Beautifully presented professionally designed and landscaped generous lawned front garden with pretty planting including cottage style shrubs and plants with timber pergola to charming seating area. Gate to the rear courtyard (accessed from the rear of the property) opening into the charming courtyard. Parking is available in & around the locality and town centre itself.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, drainage & electricity 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

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, 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.

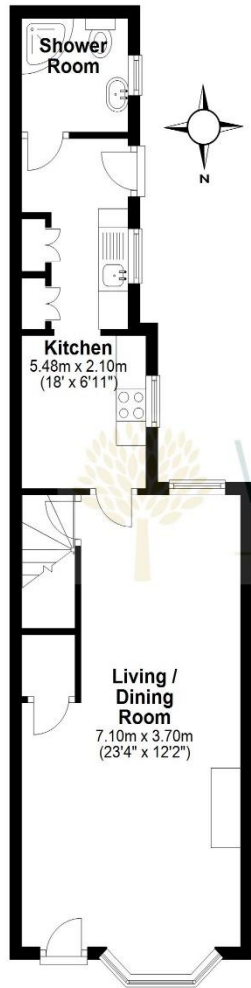
Your home may be repossessed if you do not keep up repayments on your mortgage.





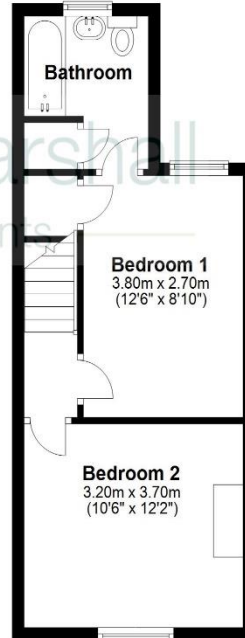
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 72.2 sq. metres (777.7 sq. feet)
66 North Crofts