



|| THE PIKE | NANTWICH | CHESHIRE | CW5 7AP | OIRO £249,950



11 The Pike, Nantwich, Cheshire, CW5 7AP

Affording pleasant extended accommodation and boasting an incredibly sought after position in a highly regarded part of town.

A superb two/three bedroom semi detached true bungalow having the benefit of a modern kitchen and contemporary shower room. Recently carpeted (August 2023).

Briefly comprising Entrance Hall, Living Room, Modern Kitchen, Dining Room/Bedroom Three, Contemporary Shower Room, Bedroom One, Bedroom Two.

Single Garage and driveway to side.

Lawned front garden with charming cottage style planted border.

Good size rear garden with manageable lawn. Patio and cottage style borders.

UPVC double glazing and gas central heating.

NO CHAIN

EARLY VIEWING HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the second turn and continue past Morrisons Supermarket. At the next roundabout, by 'Chic Interiors' take the first exit onto Wellington Road, over the level crossing. Continue along Audlem Road and turn right into Brine Road. Turn left into The Pike where the property will be observed on the left hand side.

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

UPVC double glazed entrance door and side pane. Ceiling light point. Tiled floor. Built in storage cupboard.

LIVING ROOM (13'9 x 11'6)

Well proportioned and enjoying an excellent degree of natural light. Ceiling light point. Radiator. UPVC double glazed window to the front elevation. TV aerial. Highly attractive modern fireplace with surround, hearth and coal effect gas fire.

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.



KITCHEN (10'2 x 9'6)

Well equipped with an excellent range of modern white gloss wall, base and drawer units. Wood effect roll topped laminated work surface and inset stainless steel single drainer sink unit with mixer tap. Ceiling light point. UPVC double glazed window to the rear with pleasant garden view. Part tiled walls. Wood effect flooring. Radiator. Electric cooker point with extractor over. Space and plumbing for washing machine. Space for tall fridge freezer. (Appliances may be available). Door to the dining room/bedroom three.

REAR VESTIBULE

UPVC double glazed door to the side elevation.

BEDROOM THREE / DINING ROOM (13'1 x 11'2)

An excellent flexible space, the room has also been previously used as a delightful and comfortable garden room. Ceiling light point. Superb view of the rear garden.





SHOWER ROOM

Fabulously presented with a high specification shower cubicle with water jets, Bluetooth connectivity and mains shower. Low level WC. Wash hand basin with mixer tap upon drawer unit. Ceiling light point. Attractive part panelled walls. Radiator. Ceiling light tube.

BEDROOM ONE (10'2 x 9'10)

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

BEDROOM TWO (9'10 x 9'10)

Ceiling light point. Radiator. UPVC double glazed window.

EXTERIOR

Lawned front garden, pathway to the front covered entrance. Excellent size driveway providing ample off road parking leading to the single garage with up and over door. Superb rear garden of a good size featuring lawned garden with cottage style planted borders, pathway to a good size paved seating area.

EPC RATING: D

COUNCIL TAX BAND: C





SERVICES

All mains water, gas, electricity & drainage 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

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 & PLAN/S

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.

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.

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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!

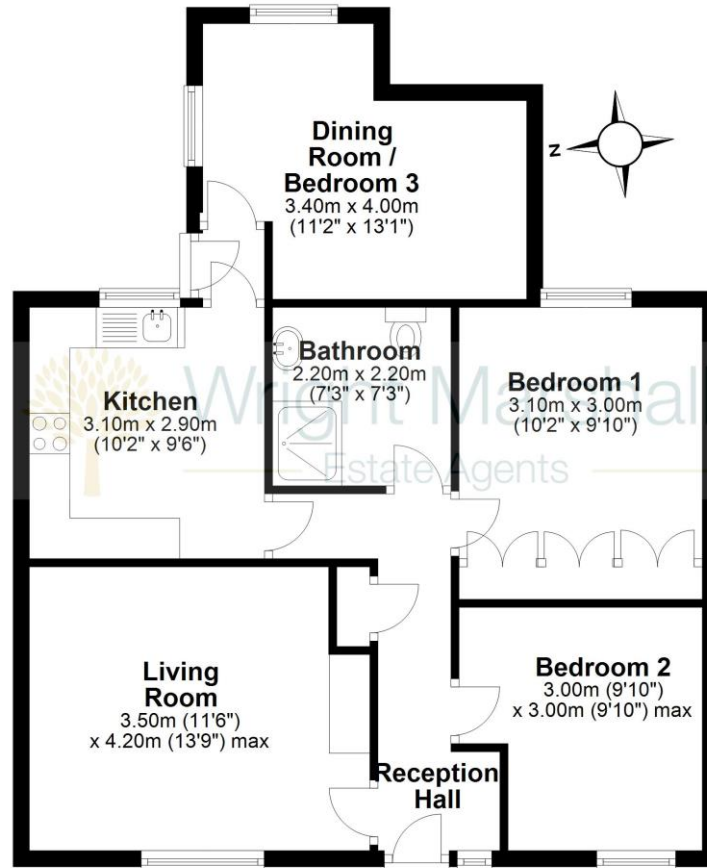
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



Ground Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



11 The Pike

Wright Marshall
Estate Agents

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