



13 SCAIFE ROAD | NANTWICH | CHESHIRE | CW5 5TS | OIRO £255,000



13 Scaife Road, Nantwich, Cheshire, CW5 5TS

Properties within the small exclusive town centre development of Scaife Road are always sought after, as they enjoy a convenient central location, close to Barony Park and the centre's facilities, shops & schools. Doctor's surgeries, M&S Simply Food and the library, for example together with a wide range of high street shops and various restaurants are all within immediate walking distance.

The bus station & railway station are also within walking distance.

Briefly comprising; Entrance Hall, Spacious & light Living Dining Room, Fitted Kitchen. First Floor Landing, Bedroom One with fitted wardrobes & storage, Bedroom Two, Bedroom Three, Shower Room. Corner plot gardens. Detached Single Garage to the rear.
(Potential to create off road parking for one vehicle to the rear). Lawned & paved rear garden.

UPVC D.G. & Gas C.H.

NO CHAIN





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street, over the mini roundabout and take the first exit off the next roundabout to Crewe Road end roundabout. Take the 2nd exit onto Millstone Lane and continue up to the traffic lights. Turn left onto Beam Street and turn left into East View/Scaife Road. Proceed around the left hand corner and No 13 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;

ENTRANCE HALL

Double glazed door, radiator, telephone point, central heating thermostat. Stairs rising to the first floor. Door to the Living Dining Room.

LIVING DINING ROOM (22'8" x 12'3" reducing to 7'10")

Adam style fireplace with marble effect back and hearth, living flame electric fire basket. TV point, 2 UPVC double glazed windows with a pleasant dual aspect, ceiling coving, space for dining table, two wall light points.





KITCHEN (11'3" x 7'2")

Comprehensively well equipped with modern medium oak coloured units to two elevations. Extensive worktop surfaces incorporating a 1.5 bowl stainless steel sink unit with mixer tap. Base cupboards and drawers, wall mounted storage units with lighting beneath. Fitted appliances include:- Stainless steel 4 ring gas hob, 'Creda' double electric oven & grill. Under counter space for washing machine, space for fridge freezer. Wall mounted gas central heating boiler, radiator, walk in under stairs store. UPVC Double glazed exterior door and side panel.





FIRST FLOOR LANDING

Via easy rising wide staircase. Access to loft, airing cupboard with lagged hot water cylinder.

BEDROOM ONE (9'7" x 8'4")

Full range of wall to wall fitted bedroom furniture comprising wardrobes, bedside drawer sets, over head cupboards and corner unit with TV point above, uPVC double glazed window, radiator, bedside wall light points. Ceiling light point.

BEDROOM THREE (7'8" x 7'4")

UPVC Double glazed window, radiator. (The room would make a great home office).

BEDROOM TWO (10'8 x 7'10)

UPVC Double glazed window, radiator.

SHOWER ROOM

Tiled cubicle with 'Gainsborough' thermostatic shower and curved screen shower door, pedestal wash hand basin, close couple WC, part tiled walls, uPVC double glazed window, radiator.





EXTERIOR

Delightful corner plot lawned gardens to front, side and rear. Enclosed rear garden with concrete post and panel fencing together with brick walling. Paved patio / seating area & lawn with brock edging. Timber gate to rear.

There is ample scope to move the rear fence & gate in order to provide an off road parking space (subject to any necessary consents) - there is a drop kerb beyond on the roadside.

DETACHED BRICK BUILT SINGLE GARAGE:

External cold water tap, up and over door and side personal door. External lights. Power and light.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage are connected (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 & 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.

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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, CV5 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.





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SCAIFE ROAD

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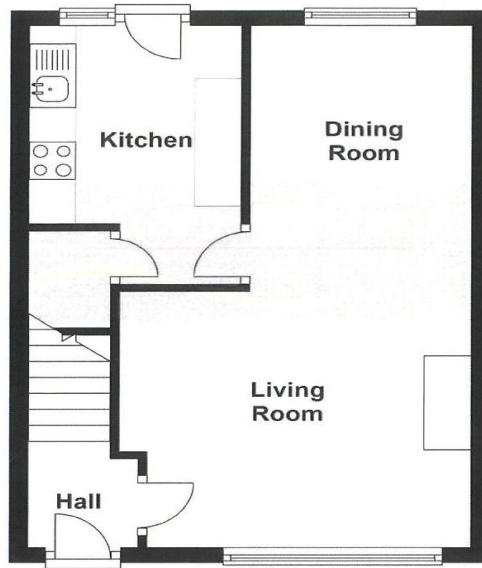
ALVASTON ROAD

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Ground Floor



First Floor

