



50 SOUTH CROFTS | NANTWICH | CHESHIRE | CW5 5SG | OIRO £257,000



50 South Crofts, Nantwich, Cheshire, CW5 5SG

Beautifully appointed throughout having been meticulously enhanced and featuring high quality fittings, the enchanting two double bedroom mid terraced town cottage boasts a sophisticated blend of character features and contemporary elements.

Situated in a popular 'backwater' just a stroll way from the towns excellent shops and facilities, the sublime period home briefly comprises:- Entrance Hall with feature plasterwork and 'Minton' style floor, open plan Living Dining Room with stunning oak flooring and exposed brick chimney pieces, under stairs cupboard (potential to create a WC), beautiful fitted kitchen with attractive stable door.

First floor landing, Bedroom One (front), Bedroom Two, stunning Bath and Shower Room with 'Villeroy and Boch' fittings.

Charming planted front garden, beautiful walled and paved rear courtyard with outhouse/store.

On road parking permitted. Double glazing and gas central heating.

Privately owned car park with spaces to rent (interested parties are able to make their own enquiries).

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





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 South Crofts and the property will be observed on the left hand side.

By foot: Proceed over the town square to the left of the church & continue along the pretty pathway 'Monks Lane'. Bear right into South Crofts & the property will be observed on the right hand side.

NEARBY 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

Beautiful original entrance door with charming dragonfly door knocker, 'soft wash' external courtesy light. Ceiling light point. Victorian style radiator. Beautiful plasterwork. Minton style tiled floor. Stairs rising to the first floor. Oak door opening to the living/dining room.





LIVING ROOM (10'6 x 13'2)

Ceiling light point. UPVC double glazed bay window to the front elevation and ceiling cornice. TV point. Wall mounted shelving with discreet lighting. Exposed brick chimney breast with inset wood burning stove upon raised hearth. Radiator. Open to the dining room.





DINING ROOM (10'6 x 11'4)

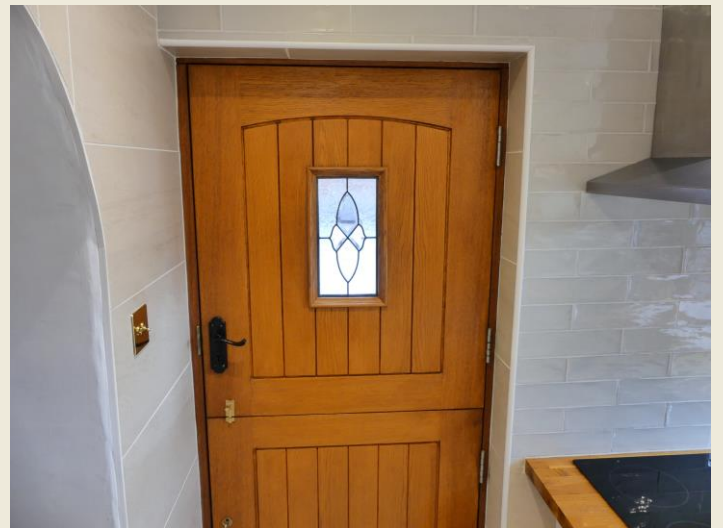
Ceiling light point and ceiling cornice. UPVC double glazed window to the rear. Victorian style radiator. Exposed brick chimney breast with space for electric stove. Beautiful oak flooring. Archway to the kitchen. Understairs pantry cupboard with light point and shelving. (space for condensing tumble dryer) – there is also the potential to create a WC if required and subject to any necessary checks etc.





FITTED KITCHEN (7'5 x 8'9)

Wonderfully appointed featuring a particularly attractive range of cream coloured wall, base and drawer units. Solid wooden work surface with ceramic sink unit and mixer tap. Recessed ceiling spotlights. UPVC double glazed window to the rear. Electric oven. Electric hob with extractor over. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Space for under counter fridge freezer. Beautiful part tiled walls. Attractive flooring with under floor heating. Timber stable door leading to the rear courtyard.





FIRST FLOOR LANDING

Ceiling light point.



BEDROOM ONE (13'7 x 10'11)

Wonderfully light and spacious with ceiling light point. UPVC double glazed window to the front elevation. Radiator. Range of wardrobes.





LUXURIOUS BATH & SHOWER ROOM (7'5 x 8'9)

Sleek and contemporary the wonderfully fitted room features Villeroy and Boch concealed cistern WC. Villeroy and Boch wall mounted wash hand basin with mixer tap and wood grain effect drawers beneath. Large Villeroy and Boch bath with wall mounted mixer controls and tiled bath frontage with concealed storage. Large corner shower with mains overhead shower and hand held shower attachments. Recessed ceiling spotlights. Beautiful tiled walls and floor with underfloor heating. Tall chrome ladder radiator/towel rail.





BEDROOM TWO (8'0 x 11'4)

Ceiling light point. UPVC double glazed window. Radiator.

EXTERIOR

Charming planted front garden with pretty planting including a specimen Cherry tree and beautiful Lillies. Gate and pathway leading to the front entrance. Beautifully presented walled rear paved courtyard with climbing fragrant Jasmine. Rear painted timber gate to rear pedestrian pathway (wheelie bin storage and access). Rear outhouse/store. On street parking where available. (Privately owned car park to the rear with pedestrian opening for residents just off the rear pathway offering spaces to rent).

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 **

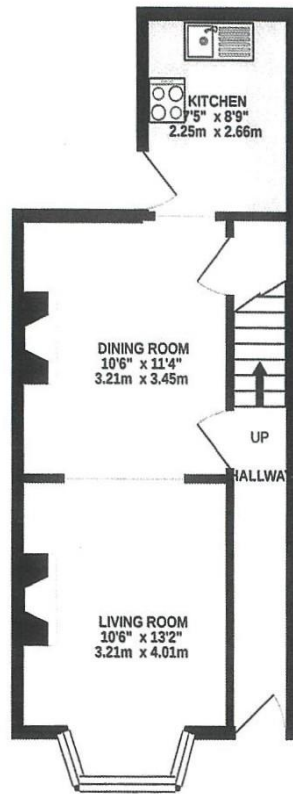
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

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

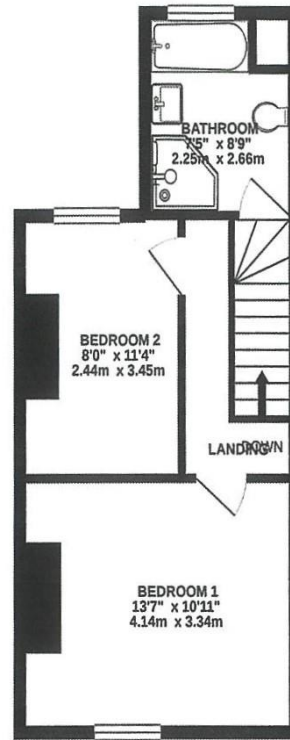




GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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