



110 AUDLEM ROAD | NANTWICH | CHESHIRE | CW5 7EA | OIRO £299,950



An excellent three bedroom traditional style semi detached house within short proximity of superb primary & secondary schools and the town centre.

The pleasant property also enjoys a wonderful spacious lawned rear garden with large patio and offers prospective purchasers ample opportunity to extend the existing layout, if required & subject to necessary consents.

The property briefly comprises; Entrance Hall, Living Room, Kitchen, Dining Room.
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Modern Shower Room.
Externally there is a covered passageway with external WC, laundry room & additional store room.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agents Nantwich office proceed along Hospital Street. Turn right at the mini roundabout passing Morrisons & at the roundabout by 'Chic Interiors' turn left into Wellington Road. Continue over the level crossing continuing into Audlem Road (A529). Proceed beyond 'The Globe' public house & the property will be observed on the right hand side, marked by our for sale board.

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

DINING ROOM





KITCHEN



FIRST FLOOR LANDING

SHOWER ROOM

SEPARATE WC





BEDROOM ONE

BEDROOM THREE

BEDROOM TWO





EXTERIOR

The property has a lawned front garden with good size driveway providing ample off road parking. Door to covered side passageway with store, WC & Laundry Room. Rear door to the superb large lawned rear garden featuring a high degree of privacy, various plants and a large paved patio.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains water and electricity services are either 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!

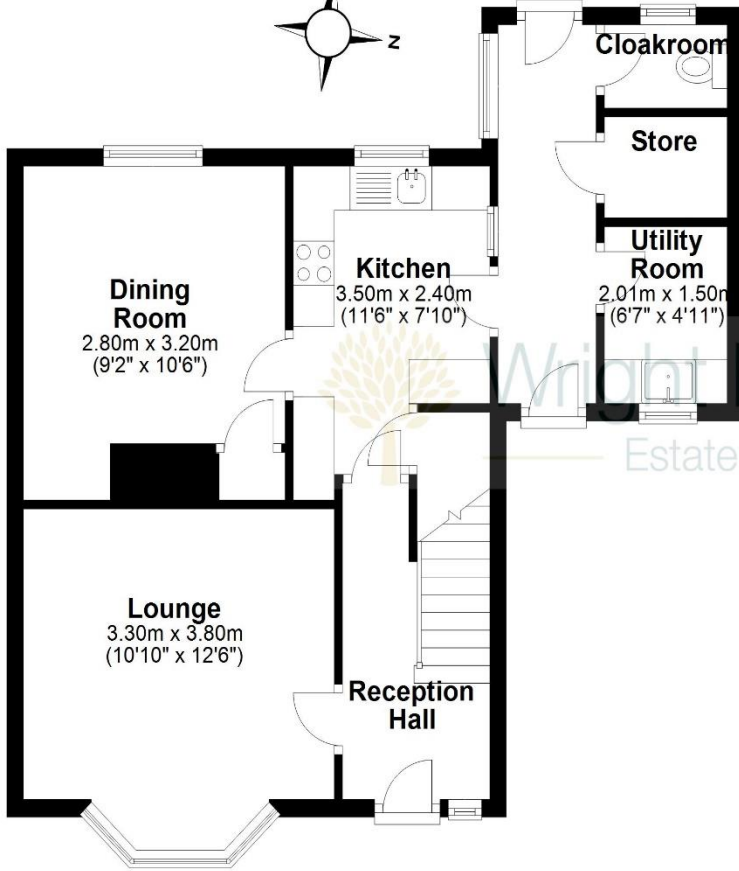
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



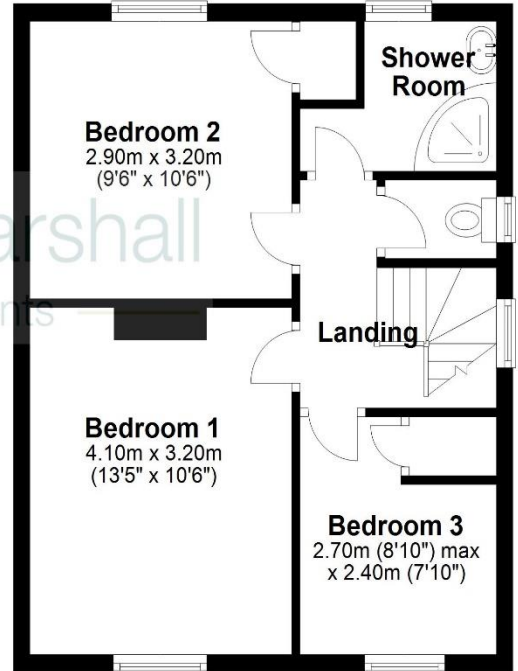
Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

110 Audlem Road

Wright Marshall
Estate Agents

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Wright Marshall

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