



27 MILLFIELDS | NEAR WELSH ROW | NANTWICH | CHESHIRE | CW5 5HS | OIRO £399,999



27 Millfields,

Near Welsh Row, Nantwich, Cheshire, CW5 5HS

'A beautiful town residence in a prime locality which is worthy of prompt viewing in order to fully appreciate all on offer'.

Wonderfully positioned within a sought after & established leafy area within walking distance of historic Welsh Row with its interesting period homes, the town centre itself boasting a wealth of shops, supermarkets & schools. The nearby canal & countryside beyond offers excellent walks etc. Boasting stylish family friendly interiors with a high degree of natural light throughout and excellent original features including wood block floors & stained glass windows, the particularly inviting three bedroom traditional semi detached house features particularly pleasant extended accommodation (with potential to extend over the attached single garage subject to necessary consents), briefly comprising; Enclosed Porch, Entrance Hall, Living Room with large bay window opening to Dining Room, Garden Room / Office beyond with double doors opening into the rear garden, Kitchen Breakfast Room with Utility Area, Cloaks / WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, modern Family Bathroom.

Ample off road parking via well appointed driveway with a charming established Camelia hedge to the front. Secure sublime landscaped rear garden featuring an extensive Indian stone paved patio with seating / dining areas. Lawn with fenced nature pond, stocked borders & specimen trees.

Attached single garage. UPVC Double glazing & gas central heating.





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights.

At the 3rd set of traffic lights turn left into the prestigious Welsh Row & turn right into Millfields where the property will be observed on the left hand side.

WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences

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;

ENCLOSED PORCH

ENTRANCE HALL





LIVING ROOM (15'9 x 12'2)



DINING ROOM (9'6 x 9'2)



GARDEN ROOM / OFFICE (9'10 x 8'6)





KITCHEN BREAKFAST ROOM (19'8 x 9'10)





CLOAKS / WC

FIRST FLOOR LANDING

FAMILY BATHROOM





BEDROOM ONE (12'10 x 12'2)



BEDROOM TWO (12'10 x 11'2)

BEDROOM THREE (7'3 x 6'11)





ATTACHED SINGLE GARAGE (15'1 x 9'2)

EXTERIOR

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

Mains water, gas, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions). Gas 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.

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.





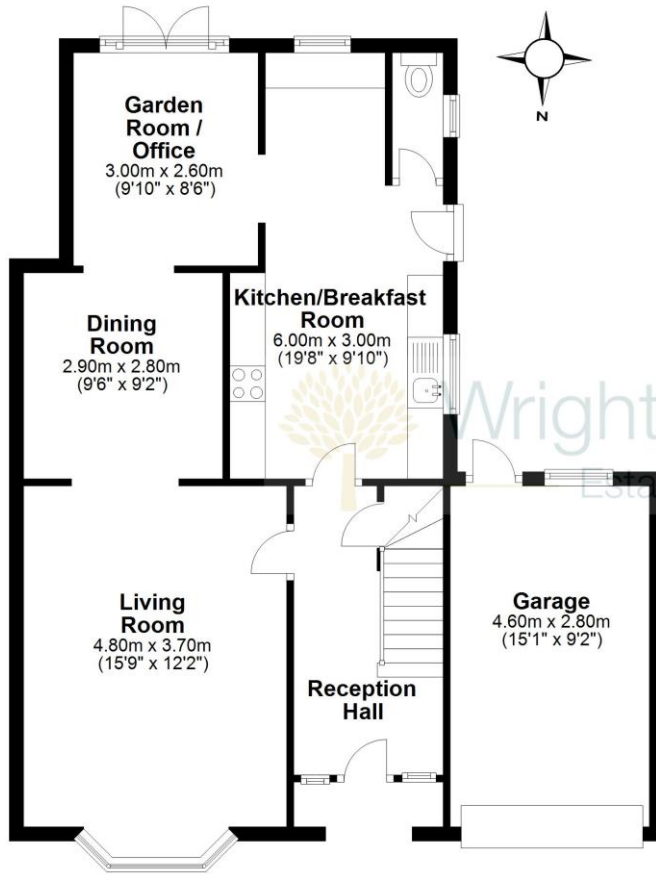


NEARBY SIGHTS OF NANTWICH



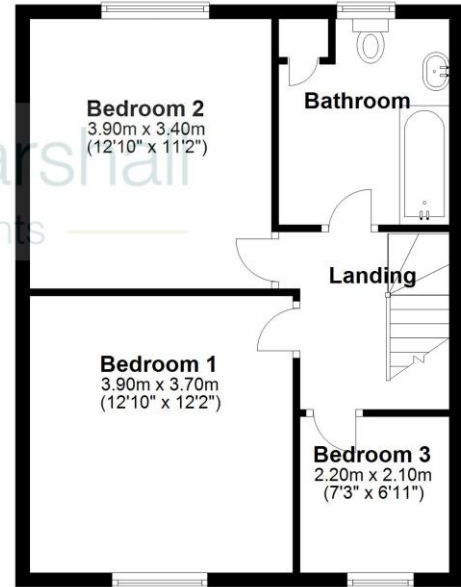
Ground Floor

Approx. 75.8 sq. metres (815.6 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Total area: approx. 121.6 sq. metres (1309.0 sq. feet)

27 Millfields

Wright Marshall
Estate Agents

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