



35 CRONKINSON OAK | NANTWICH | CHESHIRE | CW5 7EE | OFFERS OVER £181,000



35 Cronkinson Oak, Nantwich, Cheshire, CW5 7EE

Ideal for owner occupiers and buy to let investors.

Internal inspection is required to appreciate the spacious and well appointed family size town centre mid terrace property.

Briefly comprising: Entrance Hall, Utility/WC, fitted Kitchen, superb 21' Living/Dining room, UPVC Conservatory.
First Floor Landing, Two Double Bedrooms, One Single Bedroom and large Bathroom with separate shower.

Approached over a good size double width paved driveway.
The rear garden is fully enclosed with a shaped lawn patio and rear pedestrian gated access.

MUST BE VIEWED TO BE APPRECIATED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street up to the mini roundabout. Turn right into Pratchetts Row and continue past Morrisons supermarket. Turn left into Wellington Road and proceed over the level crossing. Turn first left onto Station View and continue. At the large 'green' area, turn left into Cronkinson Avenue. Continue to the end and turn left into Cronkinson Oak. No 35 will be observed by our 'For Sale' board on the right hand side.

NANTWICH

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.



AGENTS NOTE

No 35 Cronkinson Oak is well appointed and offers ideal owner occupier or buy to let accommodation. Prompt viewing is certainly required to appreciate the comfortable accommodation.

THE ACCOMMODATION:-

With approximate dimensions comprises;



RECEPTION HALL

UPVC entrance door with two glazed panels. Double size storage cupboard. Radiator. Laminate flooring and further understairs storage.



FITTED KITCHEN

Well equipped with a range of oak effect fronted wall, base and drawer units with open shelving. Space for cooker with a roll top work surface and extractor fan over. One and half bowl sink unit. Space and plumbing for dishwasher. space for fridge. UPVC double glazed window to front. Laminate floor and ceramic tiled splashbacks.

LIVING DINING ROOM

An incredibly light and spacious room with UPVC double glazed window to rear with pleasant view of the garden. Double panel radiator. TV aerial point. Ceiling light points. Open to dining area with ceiling light point. ample space for table and chairs. French doors to the Conservatory.



CONSERVATORY

UPVC double glazed surround and double glazed door to rear. Laminate floor.



UTILITY / WC

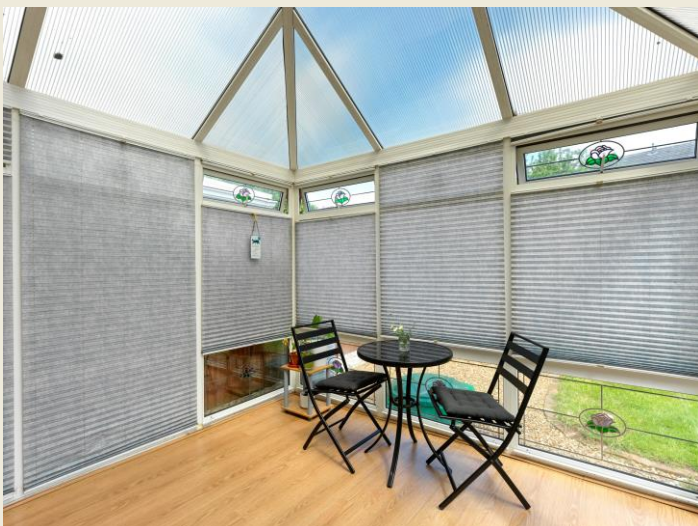
Low level WC. Ceiling light. Space and plumbing for washing machine.

FIRST FLOOR LANDING

Feature UPVC double glazed window to front.

FAMILY BATHROOM

Surprisingly spacious comprising panelled bath. Low level WC. Pedestal wash hand basin. Shower cubicle with mains shower. Fully tiled walls. Double glazed window to front. Radiator.



BEDROOM ONE

UPVC double glazed window to rear. Radiator. Open fronted storage recess.

BEDROOM TWO

UPVC double glazed window to rear. Radiator. Open fronted storage recess.



BEDROOM THREE

UPVC double glazed window to front. Built in wardrobes. Storage cupboard. Radiator.

EXTERIOR

The property benefits from an excellent paved driveway to the front for two vehicles. Laurel hedge screening bin area. Rear enclosed garden featuring lawn and patio. Planted borders. Rear pedestrian gated access.

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

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

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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.

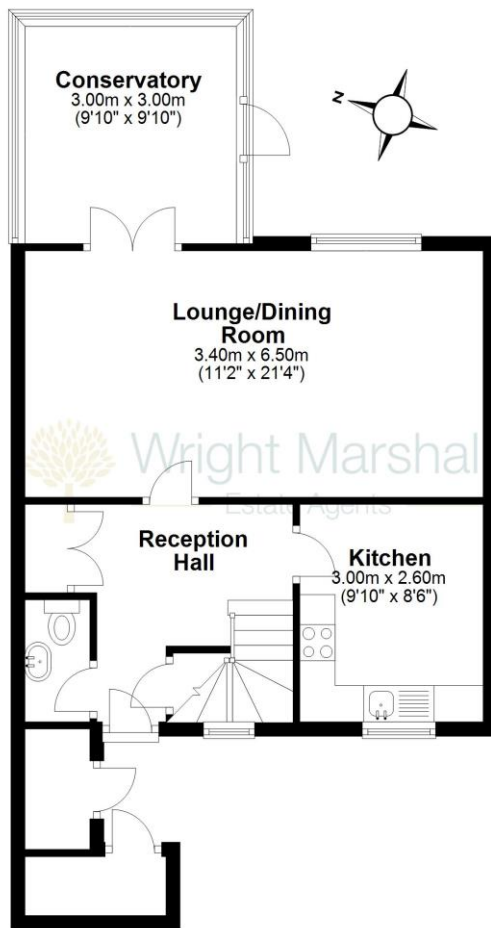
Your home may be repossessed if you do not keep up repayments on your mortgage.





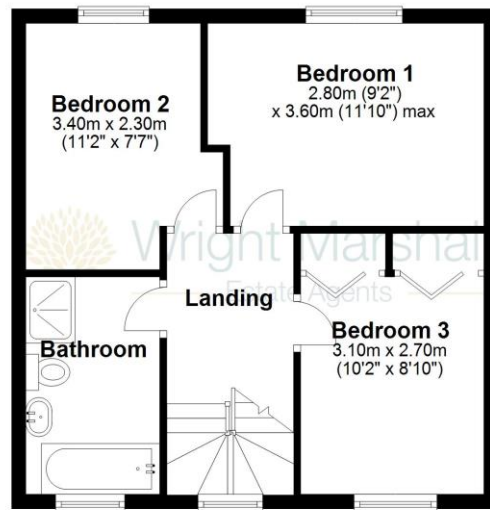
Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



35 Cronkinson Oak

Wright Marshall
Estate Agents

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Wright Marshall

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