



17 GIBSON CLOSE | KINGSLEY VILLAGE | NANTWICH | CHESHIRE | CW5 5UN | OIRO £240,000



# 17 Gibson Close, Kingsley Village, Nantwich, Cheshire, CW5 5UN

An excellent, spacious and versatile Georgian style modern three storey mid mews townhouse boasting superb accommodation with three/four bedrooms and two bathrooms.

Situated in an attractive cul de sac setting within the popular 'Kingsley Village', the numerous town centre facilities are just a short walk away together with excellent schools.

Briefly comprising Entrance Hall, Cloaks/WC, formal Dining room/Bedroom, Kitchen, Utility Room with Shower, Conservatory. First Floor, Landing, Living room, Bedroom Two, Second Floor Landing, master Bedroom One with refurbished Ensuite Shower Room, Refurbished family bathroom, Bedroom Three.

Externally the property boasts a paved forecourt to the front providing parking for 2 vehicles, whilst the rear garden offers a charming lawned space with specimen planting. A short distance to the rear of the property is a single garage with an additional parking space.

UPVC double glazing and gas central heating.





#### DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and the property will be observed on the left hand side. The rear of the property & access to the single garage is as follows: Turn left off Waterlode into Fairfax Drive. Turn into Gibson Close where the property will be observed on the right hand side.

#### NEARBY 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.



#### 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 1 hr 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

Steel casement entrance door. Ceiling light point. Smoke detector. Radiator. Stairs rising to the first floor.

#### CLOAKS WC

Low level WC. Wash hand basin. Ceiling light point. Radiator.



#### BREAKFAST KITCHEN

Comprehensively well equipped with an attractive range of wall, base and drawer units to three elevations and roll top laminate work surface. Inset stainless steel sink unit with mixer tap. Recessed ceiling spotlights. UPVC double glazed window to rear. Part tiled walls. tiled floor. appliances include 4 burner gas hob with extractor over. Electric oven below. Space and plumbing for dishwasher and space for tall fridge freezer.

#### SITTING ROOM / FORMAL DINING ROOM/ BEDROOM FOUR

An excellent light room being very versatile. Ceiling light point. UPVC double glazed window to front with an attractive view over the close. Radiator. Various power points. Wood effect laminate floor.



#### UTILITY ROOM WITH SHOWER

Fitted with base level units. Ceiling light point. Part tiled walls and floor. Corner shower with electric shower. Recently installed wall mounted gas central heating boiler. UPVC double glazed door to conservatory.

#### CONSERVATORY

An excellent space with a charming view of the rear garden. Brick base with UPVC double glazed with pitched and hipped roof. Ceramic tiled floor. TV point.





#### FIRST FLOOR LANDING

Ceiling light point. Smoke detector. Radiator.

#### LIVING ROOM

Featuring two UPVC double glazed windows to the front. Radiator. Various power points. TV point. Recessed ceiling spotlights.

#### BEDROOM TWO

Ceiling light point. UPVC double glazed window to rear overlooking the pretty garden. Various power points. Radiator.



#### SECOND FLOOR LANDING

Ceiling light point. UPVC double glazed window to rear. Built in cupboard. Smoke detector.

#### MASTER BEDROOM ONE

A superb master bedroom space with two ceiling light points. Radiator. Two UPVC double glazed windows overlooking the pleasant cul de sac. Various power points. TV and telephone points. Door to Ensuite Shower Room.

#### ENSUITE SHOWER ROOM

Recently remodelled and fitted with a corner shower cubicle with shower. Low level WC. Pedestal wash hand basin. Recessed ceiling spotlights. Radiator. Attractive fully tiled walls and floor.



#### BEDROOM THREE

Ceiling light point. Radiator. Various power points. TV point. UPVC double glazed window overlooking the rear garden.



#### FAMILY BATHROOM

Recently remodelled to provide a contemporary space fitted with a panelled bath. Low level WC. Pedestal wash hand basin. Fully tiled walls. Recessed ceiling spotlights. Tiled floor. Radiator.



#### EXTERIOR

The property boasts an immaculately paved frontage with space for two vehicles (note the additional parking space in front of the single garage). The rear garden is a delight, being presented in a cottage style with lawn and richly planted borders including specimen Roses. Paved and fenced bin store to rear garden with pedestrian timber gate providing rear access.

#### SINGLE GARAGE

Located just a short distance away is the single garage with up and over door, power and light. There is also a parking space directly in front.

EPC RATING: C

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage services are 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.

#### SERVICE CHARGE / GROUND RENT

Ground rent: £80 per year. Service charge: £136 per year.

#### TENURE

Leasehold with vacant possession upon completion. (Term: 999 years from 28.06.2002) - 979 years remaining.

Managing agent: Trinity Estates.

#### 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.

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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](mailto: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.

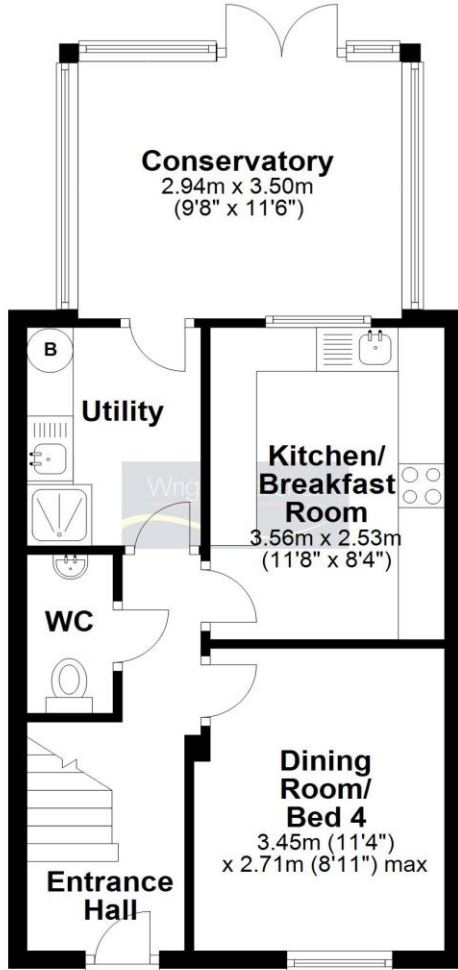






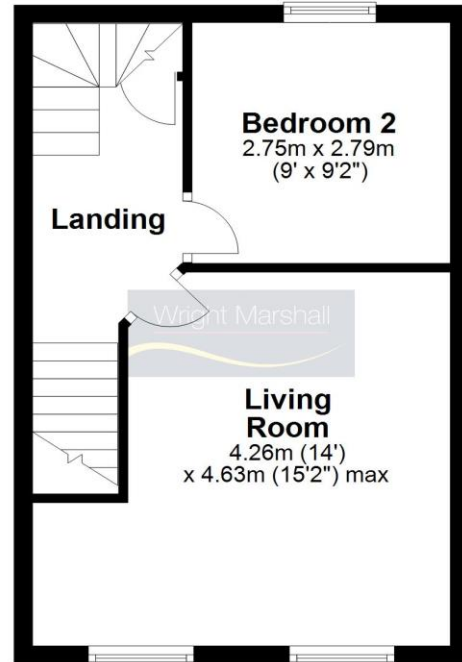
### Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



### Second Floor

Approx. 32.1 sq. metres (345.2 sq. feet)

