



38 MALLARD AVENUE | MALBANK WATERS | NANTWICH | CHESHIRE | CW5 5WE | OIRO £305,000



38 Mallard Avenue, Malbank Water, Nantwich, Cheshire, CW5 5WE

An incredibly attractive & distinctive shaped deceptive Three Bedroom, Two Bathroom substantial detached house of considerable appeal with impeccable low maintenance landscaped gardens, garage & drive. Standing on an enviable corner plot within easy proximity to all the towns facilities, schools, open countryside & canal. The distinctive angled design has flair, and with the neutrally well appointed rooms providing a 'fresh & airy' feel, the property is sure to appeal to a wide range of purchasers.

Briefly comprising; Reception Hall, Cloakroom/WC, Living Room. Kitchen Breakfast Room, Dining Room, First Floor Landing, Master Bedroom One & Ensuite Shower Room, Bedroom Two, Bedroom Three/Office, Bathroom. Attached Single Garage & Driveway. Extremely attractive rear garden proving a wonderful space to relax & entertain. UPVC D.G. & Gas C.H.

VIEWING IS HIGHLY RECOMMENDED





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 into Queens Drive & continue towards Marsh Lane. Turn left into Heron Way 'Malbank Waters' development & continue following the road then turn left into Mallard Avenue. 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.



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;

RECEPTION HALL

Highly attractive UPVC entrance. Ceiling light point. Smoke detector. Built in cloaks cupboard. Stairs rising to the first floor.



CLOAKROOM / WC

Low level WC. Pedestal wash hand basin with mixer tap and tiled splash back. Ceiling light point. UPVC double glazed window with obscured glass. Radiator. Tiled floor.

LIVING ROOM (17'9" x 10'10")

An extremely well proportioned room with two ceiling light points. UPVC double glazed French doors to the rear. Two UPVC double glazed windows to the front. Radiator. TV point.



DINING ROOM (10'10" x 7'11")

An excellent and versatile room with ceiling light point. Deep box bay with UPVC double glazed windows. Radiator.





KITCHEN BREAKFAST ROOM (12'4" x 13'10")

Comprehensively well equipped, the kitchen is fitted in a sleek contemporary style with integrated appliances. Ceiling light point. Part tiled walls. UPVC double glazed window to the rear & door leading into the garden. White gloss wall, base and drawer units. Attractive work surface with inset stainless steel single drainer sink unit with mixer tap. Integrated gas hob with extractor fan over, eye level double electric oven. Space and plumbing for washing machine. Integrated fridge freezer. Under unit lighting. Understairs storage cupboard. Attractive flooring.



FIRST FLOOR LANDING

Ceiling light point. Radiator. UPVC double glazed window.





MASTER BEDROOM ONE (13'8" x 11'11")

Well appointed and of an excellent size. Ceiling light point.
Radiator. Two UPVC double glazed windows. Door to the ensuite.

ENSUITE SHOWER ROOM

Superbly appointed and featuring low level WC, pedestal wash hand basin with mixer tap and tiled splash back.
Ceiling light point. UPVC double glazed window. Extractor fan.
Tall ladder radiator/towel rail. Wood effect flooring. Larger corner shower. Attractive tiling.





BEDROOM TWO (10'2" x 13'1")

Superbly appointed and well proportioned with ceiling light point. Radiator. Two UPVC double glazed windows.



FAMILY BATHROOM

Panelled bath with shower screen and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Ceiling light point. Radiator. Attractive wood effect flooring.



BEDROOM THREE (7'2" x 7'7")

Ceiling light point. Radiator. UPVC double glazed window. (Presently used as an excellent home office).





EXTERIOR

The present owners have delightfully enhanced the exterior of the property with low maintenance in mind. Standing on a desirable enviable corner plot there is a paved pathway leading to the front entrance. Courtesy light. Low hedging. Attached garage to side. The rear garden is particularly charming having been thoughtfully designed and well presented. There is an excellent paved entertaining and seating patio directly to the rear of the property. Timber fencing & part trellis with climbing shrubs to the boundaries. Pretty planted flower borders & raised flower bed. Gravelled shaped pathway & pleasant shaped lawn beyond. Water tap. Timber gate opening to the side pathway.

ATTACHED SINGLE GARAGE (10'0" x 17'5")

Up & over door.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, 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.

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 & 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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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.





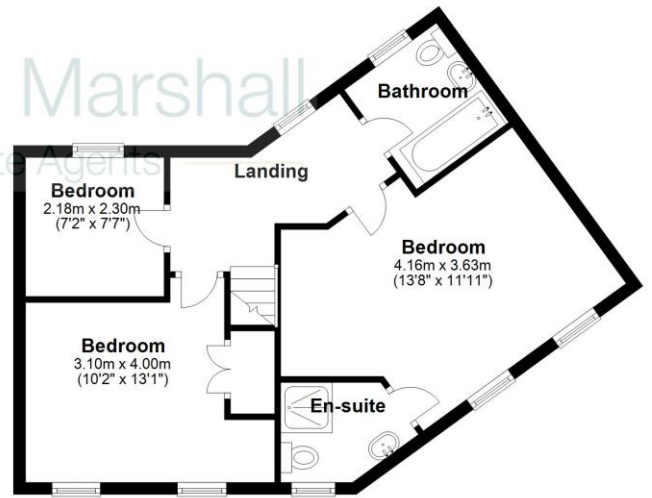
Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 118.0 sq. metres (1270.4 sq. feet)
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