



3 FAIRFAX DRIVE | KINGSLEY VILLAGE | NANTWICH | CHESHIRE | CW5 5UL | OIRO £235,000



CLOSE TO HISTORIC WELSH ROW, THE CANAL, COUNTRYSIDE & WITHIN A SHORT WALK OF NANTWICH CENTRE AND SCHOOLS

An extremely attractive, well appointed mid terraced town house overlooking a pleasant 'green area' within the now established 'Kingsley Village'.

Boasting Three Bedrooms & Two Bathrooms there is good size accommodation over three floors which is ideal for families or professionals or perhaps downsizers.

A noteworthy feature are the plantation shutters fitted to various windows & doors in the property. Situated in a desirable position the property is within walking distance of the town centre, schools & glorious countryside and canal walks. The accommodation briefly comprises; Entrance Hall, Cloaks WC, contemporary fitted Breakfast Kitchen, Living Dining Room with French doors to the rear garden.

First Floor Landing, Bedroom Two, Bedroom Three & Bathroom. Second Floor Landing, Bedroom One enjoying a pleasant front aspect, Dressing Room/Walk in Wardrobe, Shower Room.

Garden frontage with lawn. Single garage to the rear with personal door to the rear garden.

UPVC double glazing and gas fired central heating.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

NO CHAIN





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout onto Waterlode, continuing ahead at the next roundabout to the 3rd set of traffic lights. Turn left into Welsh Row & at the traffic lights by the viaduct bridge turn right. Take the right turn into Fairfax Drive where the property will be observed on the right hand side in an enviable position.

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 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

CLOAKS WC





LIVING DINING ROOM (15'1 x 12'10)





FITTED BREAKFAST KITCHEN (11'10 x 6'3)





FIRST FLOOR LANDING

BATHROOM (6' x 6')





BEDROOM TWO (10'2 x 12'10)

BEDROOM THREE (10'5 x 12'10)





SECOND FLOOR LANDING

BEDROOM ONE (12'8 x 12'10)

DRESSING ROOM / WALK IN WARDROBE





SHOWER ROOM (5'7 x 8'6)



EXTERIOR

Lawned garden frontage with border & paved pathway to the front entrance door.

Enclosed rear lawned garden being easily manageable with paved pathway to personal rear garage door.

SINGLE GARAGE (TO REAR OF PROPERTY) (17'9 & 8'6)

Up & over door.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage 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

Leasehold with vacant possession upon completion (Subject to Contract). Commencing 2002 for 155 years, to 2157. (The managing agents are 'Simarc Property Management Ltd').

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

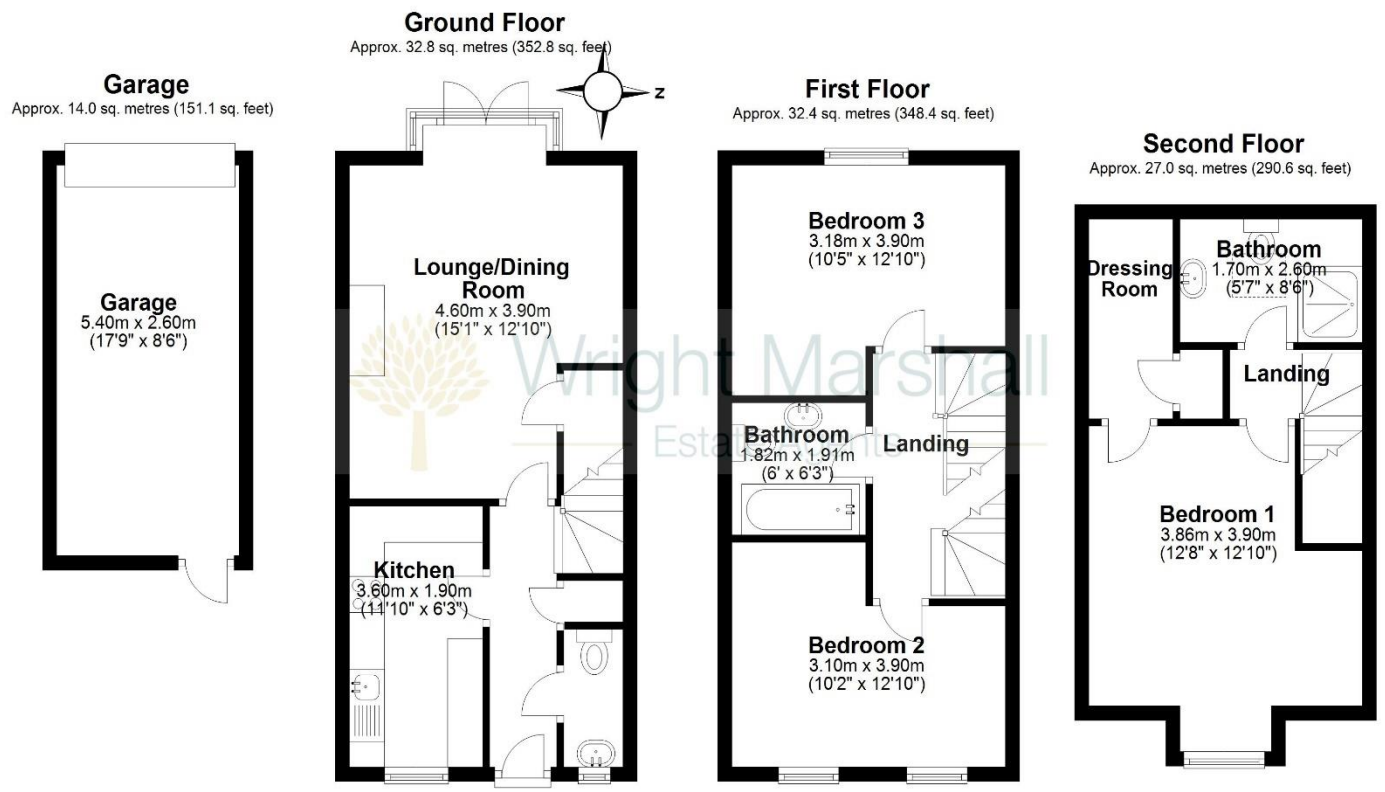
We can help you fund your new purchase with mortgage advice!

** 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.





Total area: approx. 106.2 sq. metres (1143.0 sq. feet)
3 Fairfax Drive