



2 HURLESTON BUILDINGS (OFF BARONY ROAD) | NANTWICH | CHESHIRE | CW5 5QG | OIRO £175,000



Standing in a highly convenient location within walking distance of the town centre, Barony Park & Sainsburys superstore, the well appointed & deceptively spacious mid terraced town house of high appeal & charm is suitable for a range of prospective purchasers.

The well presented & comfortable accommodation briefly comprises; Open Plan Living Dining Room with central stairs rising to the first floor. There is a pretty decorative fireplace & box bay window to the front elevation. Modern Kitchen with rear garden access. First Floor Landing, Bedroom One (front) with pleasant outlook over neighbouring gardens, Bedroom Two & an extremely stylish Bathroom.

On road parking to front or locally. Small low maintenance garden frontage with Laurel hedge & contemporary style entrance gate (space for bin storage if required). Ample sized Indian stone paved rear garden being enclosed by close boarded fencing & with a timber pedestrian gate to the rear providing bin access etc.

In all the substantial property offers the perfect choice for both owner occupiers & indeed potential buy to let investors who require a manageable yet good size town cottage with all town facilities a short distance away by foot or car & with easy access to a mainline railway station & road networks within the locality.

In easy walking distance of Nantwich and excellent schools in the area.
Gas C.H & Double glazing throughout.

NO CHAIN





DIRECTIONS

Proceed out of Nantwich along Millstone Lane & at the traffic lights continue into Barony Road (which runs alongside the pretty Barony Park). Turn left into James Hall Street where the row of cottages known as 'Hurlleston Buildings' will be identified. No 2 will be observed on the right hand side marked by our for sale board.

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;

OPEN PLAN LIVING DINING ROOM

(26'9 max into bay x 11'11 max)





KITCHEN (12'9 x 7'1)





FIRST FLOOR LANDING

BEDROOM ONE (11'11" x 11'0")





BATHROOM (8'3 x 7'0)





BEDROOM TWO (10'6 x 9'1 max)

EXTERIOR

Low maintenance garden frontage with gate & Laurel hedge.
Rear enclosed Indian stone paved courtyard garden.
Timber gate providing bin access. Shed.

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity, gas & 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.





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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.

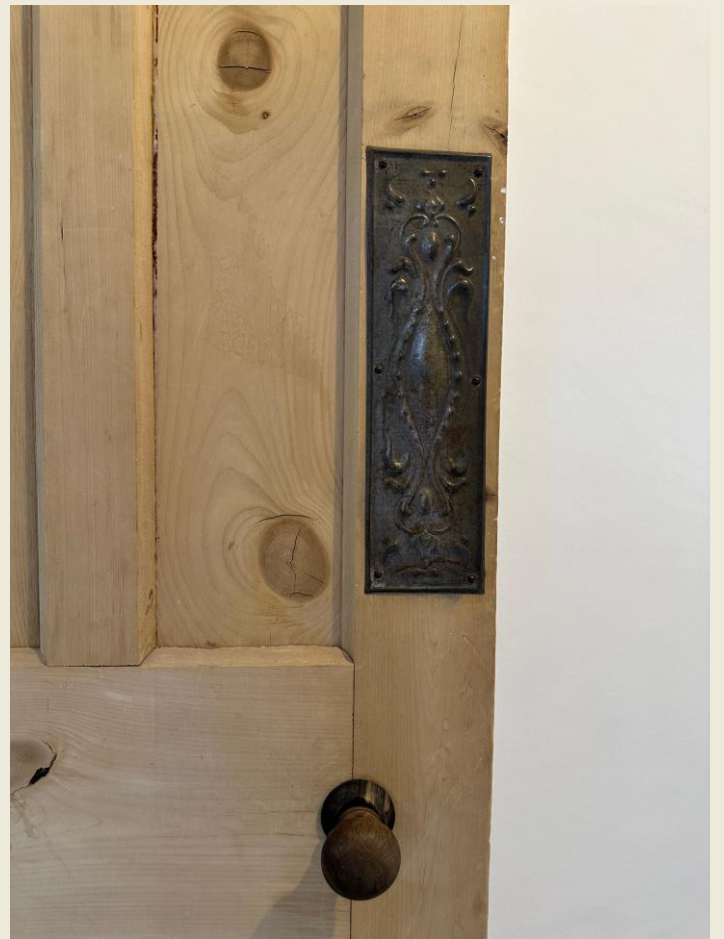
MARKET APPRAISAL

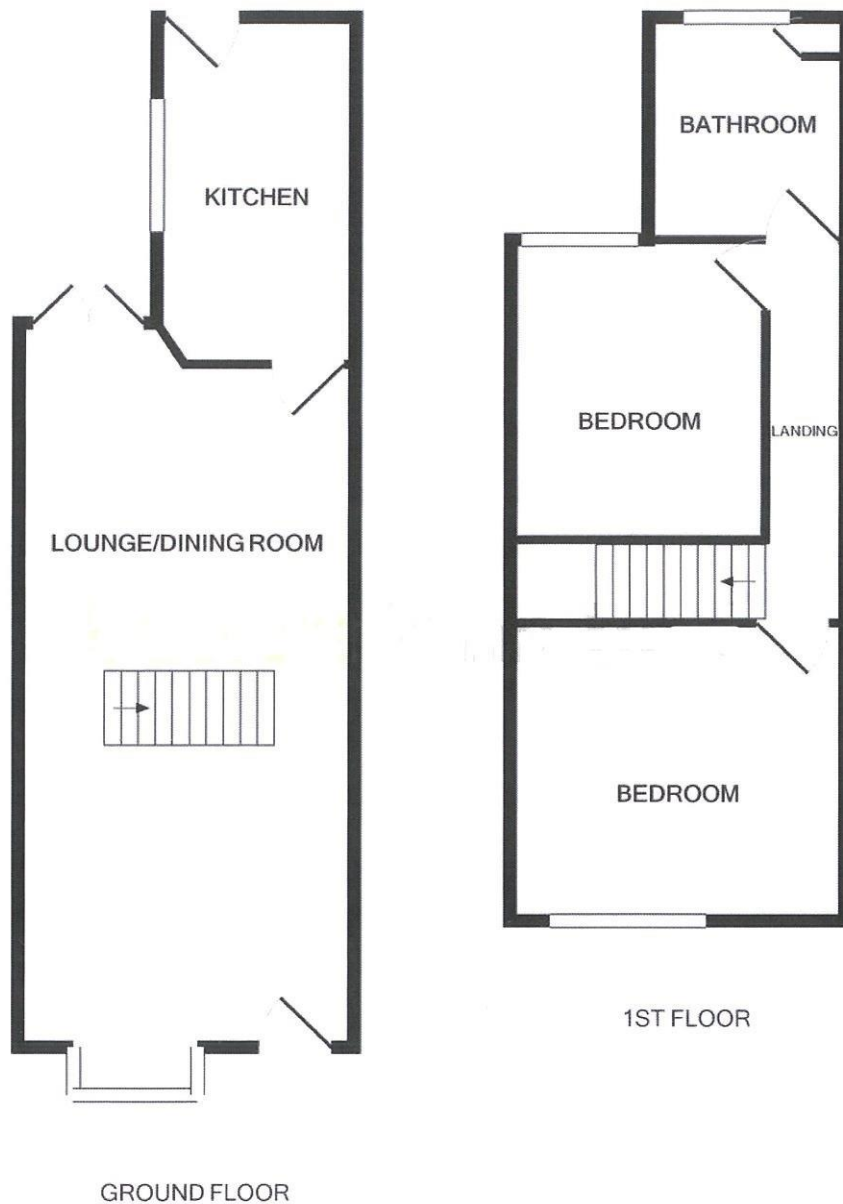
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given