



31 BARKER STREET | NANTWICH | CHESHIRE | CW5 5TE | OFFERS OVER £150,000



31 Barker Street, Nantwich, Cheshire, CW5 5TE

An excellent two bedroom ground floor apartment ideal for first time buyers or by to let investors. Well proportioned, buyers can 'add their own stamp' if required.
With a stunning outlook towards beautiful historic buildings.

A short walk from the town centre and all amenities, the accommodation briefly comprises; Entrance Hall, Living Room, Kitchen, Bedroom One, Bedroom Two, Wet Room.

UPVC double glazing and gas central heating.

Planted flower garden to the front and paved rear garden. Outside store.

**NO CHAIN
VIEWING IS STRONGLY RECOMMENDED**





DIRECTIONS

On foot:- Proceed from the Agents' Nantwich office, turn left into Mill Street and take the left turn into Barker Street and continue to the 'no through' section of the road where the apartment will be observed on the left hand side.

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;

Steps rising to the entrance:-

ENTRANCE HALL

UPVC double glazed entrance door. Storage cupboard.

Ceiling light point.



LIVING DINING ROOM (14'4" x 14'0")

Spacious and with a pleasant outlook. Ceiling light point. Radiator.

UPVC double glazed large window.



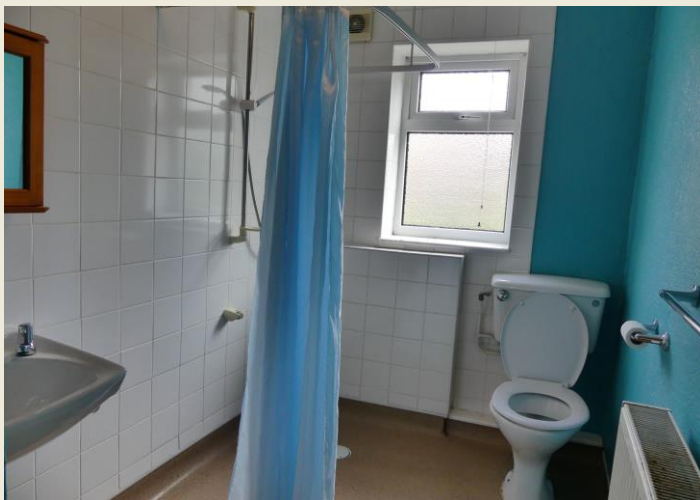


KITCHEN (9'7" x 9'4")

Equipped with a range of cream coloured modern wall, base and drawer units. Work surfaces with inset single drainer sink unit. Tile effect flooring. UPVC double glazed window and door to the rear garden. Integrated appliances include stainless steel electric oven. Gas hob. Fridge freezer and washing machine.

WET ROOM (8'5" x 5'4")

Low level WC. Wall mounted wash hand basin. Electric shower with curtain. UPVC double glazed window. Radiator. Extractor fan.



BEDROOM ONE (12'11" x 11'11")

Ceiling light point. Radiator. UPVC double glazed window overlooking the rear garden. Storage cupboard. (Double room).

BEDROOM TWO (12'9" x 9'7")

Ceiling light point. Radiator. UPVC double glazed window. (Double room).





KITCHEN





EXTERIOR

Brick wall to front with steps rising to small seating area and entrance. Pleasant planted garden with roses etc to the front. Timber gate to the side providing access for the residents of No 31 and No 33 leading to their individual gardens. The garden to this apartment is located directly to the rear (also accessed from the kitchen) and is paved with a mature shrub and planting. The garden has the benefit of being relatively low maintenance and not being directly overlooked to the rear. There is also a store/outhouse to the side.

EPC RATING: C

COUNCIL TAX BAND: A

SERVICES

All mains water, gas, electricity & drainage 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.

SERVICE CHARGE & GROUND RENT

There is a charge of £342.25 per annum - inclusive of ground rent (reviewed annually in April).

TENURE

Leasehold with vacant possession upon completion (Subject to Contract). Commencing 15.03.1993 for 125 years.

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.

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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.



FLOOR PLANS PENDING

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Estate Agents

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