



19 CARTER CLOSE | NANTWICH | CHESHIRE | CW5 5GD | OIRO £249,950



OFFERED FOR SALE WITH NO CHAIN - SUITABLE FOR BOTH OWNER OCCUPIERS  
OR BUY TO LET INVESTORS

An excellent incredibly well maintained Georgian style town house affording superbly appointed spacious accommodation over three floors.

Benefitting from a front outlook over the park & town beyond, the convenience of all town facilities & schools is just beyond your doorstep. The wonderful three bedroom mid mews property is an excellent choice for a variety of purchasers (owner occupiers or buy to let investors).

The accommodation briefly comprises; Entrance Hall, Cloaks WC, Utility Room, Kitchen Diner.

First Floor Landing, Living Room, Bedroom Three.

Second Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bathroom.

Rear garden & parking space beyond. UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn left at the traffic lights into Fairfax Drive. Turn left into Ernley Close.

Vehicular access & parking is located by turning first left into the car park where the rear pedestrian gate is located. There is a pathway leading to the front of the property a little further along Ernley Close on the left which borders the park.

#### 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 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;

#### ENTRANCE HALL

#### CLOAKS WC



#### KITCHEN DINING FAMILY ROOM (23'4 x 8'10)

#### UTILITY ROOM (8'2 x 6'3)





FIRST FLOOR LANDING



LIVING ROOM (14'1 x 15'1)





BEDROOM THREE (8'10 x 9'2)



SECOND FLOOR LANDING

FAMILY BATHROOM (6'3 x 5'11)

BEDROOM TWO (8'2 x 9'2)





MASTER BEDROOM ONE (13'1 x 8'2)



ENSUITE SHOWER ROOM



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 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.





#### GROUND RENT & SERVICE CHARGES

GROUND RENT: £80 per year & SERVICE / MAINTENANCE CHARGES: £160 per year (reviewed annually).

#### TENURE

Leasehold with vacant possession upon completion. (Term: 999 years - 978 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](mailto: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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

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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 \*\*

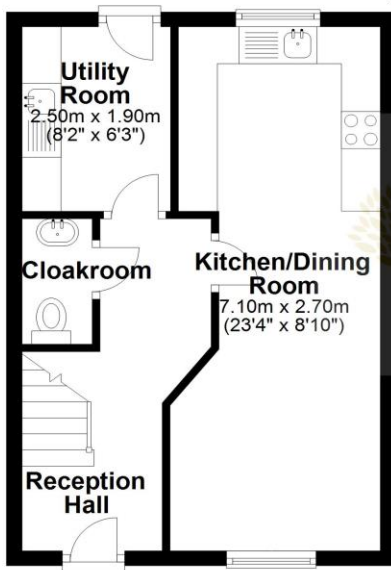
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





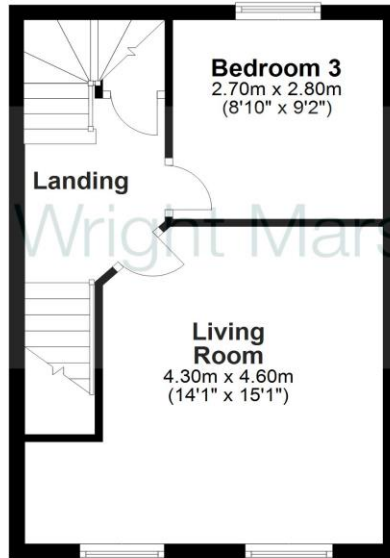
### Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



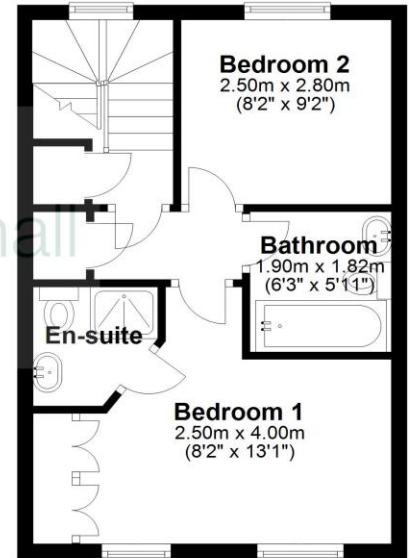
### First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



### Second Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

**19 Carter Close**

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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