



20 PENLINGTON COURT | NANTWICH | CHESHIRE | CW5 6SB | OIRO £419,000



Situated in a highly regarded & sought after cul de sac position in a delightful leafy & established residential locality in Nantwich town & within walking distance of facilities.

The fine vastly improved & modernised detached true bungalow affords spacious yet comfortable accommodation being superbly decorated throughout in soft neutral tones.

The stunning accommodation briefly comprises; Entrance Hall, Living Room, Conservatory, Kitchen, Master Bedroom One & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bathroom.

Wonderfully inviting, the highly attractive & deceptively spacious three bedroom town residence stands on a beautiful impressively stocked plot with magnificently maintained gardens including lawns, deep well stocked borders, mature trees & shrubs, paved seating & entertaining patio, raised vegetable plot & greenhouse. Attached Single Garage & extensive immaculate block paved driveway providing a wealth of off road parking provision.

Replaced uPVC double glazed windows & gas central heating boiler (serviced annually).

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed along Crewe Road and turn left into Mount Drive. Turn left into Penlington Court & bear right into the cul de sac where the property will be observed on the right hand side.

NOTE: The property is within easy walking distance of the town centre.

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





LIVING ROOM







KITCHEN





MASTER BEDROOM ONE

ENSUITE SHOWER ROOM





BEDROOM TWO

BEDROOM THREE



BATHROOM





EXTERIOR



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.





TENURE

Presumed 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.







Ground Floor

Approx. 106.4 sq. metres (1144.8 sq. feet)



Total area: approx. 106.4 sq. metres (1144.8 sq. feet)

20 Penlington Court

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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