



52 SOUTH CROFTS | NANTWICH | CHESHIRE | CW5 5SG | OFFERS OVER £200,000



52 South Crofts, Nantwich, Cheshire, CW5 5SG

Offering an exciting refurbishment opportunity, being suitable for enhancement, the superbly located two bedroom mid terrace house is situated in a popular central town 'backwater' within a short pleasant walk of all facilities in the centre of town (approx. 200 yards).

There is comfortable and manageable accommodation with a low maintenance rear courtyard garden.
Briefly comprising; Entrance Hall, Living Room, Dining Room, Kitchen.
First Floor Landing, Bedroom One, Bathroom.

Double glazing and gas central heating.

On street parking (there is privately owned car park to the rear with spaces available to rent).

Viewing is highly recommended.

NO CHAIN





DIRECTIONS

By car: Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into South Crofts and the property will be observed on the left hand side.

By foot: Proceed over the town square to the left of the church & continue along the pretty pathway 'Monks Lane'. Bear right into South Crofts & the property will be observed on the right hand side.

NEARBY 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

Radiator. Ceiling coving. Central heating control stairs rising to the first floor and a panel door opening to the reception rooms.

LIVING DINING ROOM (23'4 x 11'2)

LIVING ROOM

UPVC double glazed bow window to the front elevation. Radiator. Ceiling coving. Two wall light points and a coal effect gas fire with marble style hearth and wood fireplace surround. The room enjoys a good degree of light and a pretty front aspect along the row of period properties.

DINING ROOM

Radiator. Ceiling coving. Double glazed French doors opening to rear decked area. Panel door to kitchen and opening to the pleasant living room.





FITTED KITCHEN (9'1 x 8'0)

Fitted with a range of light wood effect 'shaker' style base and wall mounted units. Wall mounted cupboard with Valliant gas fired central heating boiler. Roll topped laminated work surfaces. Built in electric oven. Electric hob with chimney style extractor hood over. Integrated fridge and freezer. Door to space and plumbing for washing machine. UPVC double glazed window to rear elevation overlooking the paved courtyard. Tiled flooring. Part tiled walls. Double glazed door to the rear and a deep walk in understairs pantry incorporating radiator and shelving.

FIRST FLOOR LANDING

Ceiling light point.



BEDROOM ONE (11'2 x 14'6)

UPVC double glazed window to the front elevation with a highly attractive aspect. Coved ceiling. Radiator. Ceiling light point.



BATH & SHOWER ROOM (9'1 x 8'0)

Modern site fitted to the spacious bath and shower room. Panelled bath incorporating telephone style shower attached to mixer tap. Pedestal wash hand basin. WC. Fully tiled corner shower cubicle incorporating electric shower and curved screen doors. UPVC double glazed window to rear elevation. Part tiled walls. Chrome towel radiator. Vinyl flooring.



BEDROOM TWO (11'10 x 8'7)

UPVC double glazed window to the front elevation with a highly attractive aspect. Covered ceiling. Radiator. Ceiling light point.



EXTERIOR

Gravelled frontage which could easily be further enhanced & cultivated, if required. Gate and pathway leading to the front entrance.

Charming walled paved & decked rear courtyard with timber gate to rear pedestrian pathway (wheelie bin storage and access).

On street parking where available.

(NOTE: Privately owned car park to the rear with pedestrian opening for residents just off the rear pathway offering spaces to rent).

EPC RATING: D

COUNCIL TAX BAND: B



SERVICES

All mains gas, water, drainage & electricity 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

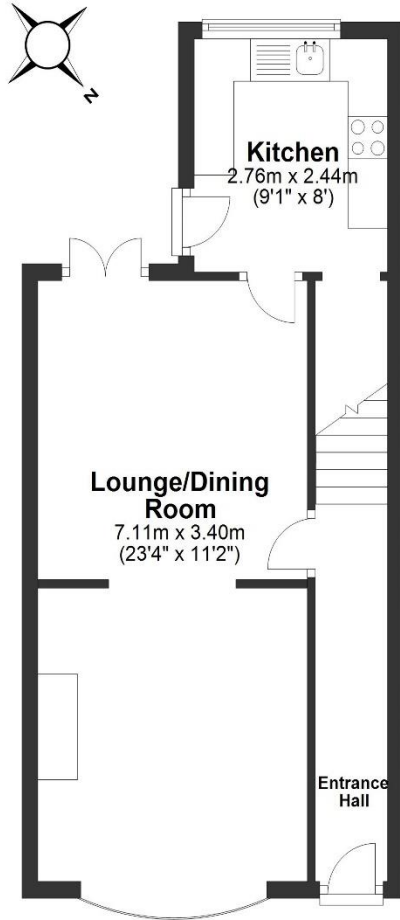
We can help you fund your new purchase with mortgage advice!

** 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.

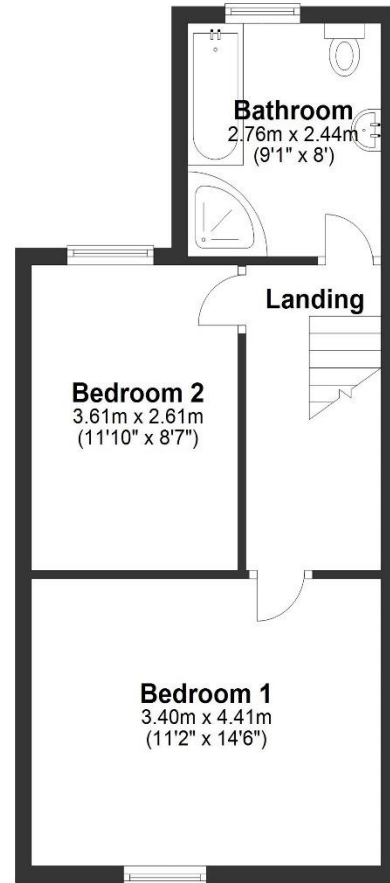
Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



Wright Marshall
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