



146 AUDLEM ROAD 'WRENS NEST' | AUDLEM ROAD | NANTWICH | CHESHIRE | CW5 7EB | OIRO £330,000



Standing on a generous corner plot on the periphery of the town yet within walking distance of all facilities, schools, lake, train station etc, this deceptively spacious three bedroom detached dormer bungalow offers extensive scope for modernisation & enhancement throughout.

The accommodation briefly comprises; Entrance Hall, Living Room, Breakfast Kitchen, Dining Room, Bedroom One, Bathroom.

First Floor Landing, Bedroom Two, Bedroom Three, Shower Room.

Excellent size paved driveway to front providing ample off road parking.

Gated access to single garage to side & opening to the very pleasant established garden to rear with lawn, large paved patio, shed storage & richly stocked borders and planting throughout.

Double glazing & gas C.H.

FOR SALE WITH NO CHAIN

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout. Turn right, passing Morrisons. At the 'Chic Interiors' roundabout turn left and proceed over the level crossing onto Wellington Road. Continue through the traffic lights by Brine Leas Academy onto Audlem Road. Proceed past 'The Globe' Public House and continue where the property will be observed on the right hand side by the corner of Halfpenny Close.

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 (16'2 max x 6'2 max)

LIVING ROOM (14'8 x 12'8)





BREAKFAST KITCHEN (12'7 x 10'0)



DINING ROOM(10'1 x 11'11)





BEDROOM ONE (11'11 x 14'8)

BATHROOM (6'3 max x 8'4 max)





FIRST FLOOR LANDING

BEDROOM TWO (14'8 max x 12'1 max)
(Partially restricted head height).

SHOWER ROOM (6'1 max x 8'6 max)

BEDROOM THREE (12'2 max x 11'8 max)
(Partially restricted head height).

EXTERIOR



EPC RATING: D

COUNCIL TAX BAND: D





SERVICES

All mains gas, electricity, drainage and water 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk