



'GOODWICK' 51 SOUTHCROFTS | NANTWICH | CHESHIRE | CW5 5SG | OIRO £245,000



'Goodwick' 51 Southcrofts, Nantwich, Cheshire, CW5 5SG

An extremely charming two bedroom Victorian town centre mid terrace town house of high appeal, nestled within an incredibly sought after backwater of similar style properties & a short walk away from the town centres excellent facilities.

The property is of traditional brick construction and has been much improved to provide excellent comfortable accommodation. There are beautiful character features including an original ceiling rose, cornices & pine stripped doors.

The accommodation briefly comprises; Entrance Hall, Living Room, Dining Room, Kitchen.
First Floor landing, Bedroom One, Bedroom Two, Bathroom.
Delightful paved rear courtyard. There is on road parking available where available.

A privately owned car park is situated to the rear of the property where we have been informed you can pay for a space.

UPVC D.G. & Gas C.H





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout & continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into South crofts & the property will be observed on the left hand side., marked by our for sale board.

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

Entrance door. Highly attractive tiled floor in a 'Minton' style. Radiator. Stairs rising to the first floor.



LIVING ROOM (13'5" x 11'0")

An excellent space with a pleasant front outlook and opening to the dining room. Large UPVC double glazed leded bay window. Radiator. Ceiling cornices and original ornate ceiling rose. 'Adam' style fireplace with marble inset and coal effect fire. Ceiling light point.

DINING ROOM (12'2" x 10'9")

Ceiling cornices. Radiator. UPVC double glazed French doors with pane over. Wood flooring. Ceiling light point. Door to the kitchen.





KITCHEN (9'4" x 7'11")

Attractively well appointed being fitted with a modern range of white coloured wall, base and drawer units with roll topped laminated work surface and inset stainless steel single drainer sink unit. Ceiling light point. Part leaded UPVC double glazed door to the side elevation and window to the rear. Part tiled walls. Space and plumbing for washing machine. Gas and electric cooker point. Ceramic tiled floor. Understairs cupboard.

FIRST FLOOR LANDING

Ceiling light point. Loft access.



BEDROOM ONE (13'4" x 12'3")

Ceiling light point. radiator. UPVC double glazed window.





BEDROOM TWO (11'5" x 8'5")

Ceiling light point. UPVC double glazed window. Fitted wardrobe.

BATHROOM (8'11" x 7'6")

Well appointed and comprising panel bath, pedestal wash hand basin, low level WC, shower cubicle with 'Triton' electric shower unit. Wood laminate floor. heated towel rail/radiator. Part tiled walls. UPVC double glazed window.

EXTERIOR

Well presented stone paved frontage bordered by railings. The rear features an attractive courtyard, being an ideal spot to relax enjoying a south facing aspect. Bin store. Space for shed. On road parking where available. There is a privately owned car park located to the rear where payable parking is available (potential interested parties are required to make their own enquiries).

EPC RATING: D

COUNCIL TAX BAND: B

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.

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 & PLAN/SThe 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.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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