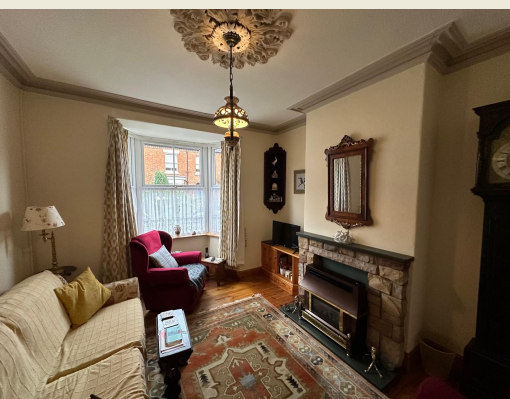




56 SOUTH CROFTS | NANTWICH | CHESHIRE | CW5 5SG | OFFERS OVER £210,000



# 56 South Crofts, Nantwich, Cheshire, CW5 5SG

An extremely charming Two Bedroom mid terrace town cottage of considerable appeal nestled within a very pretty 'backwater' within a stroll of the town square & centre with its varied amenities. Retaining many original character features (including original ceiling rose, plasterwork, ceiling cornices etc). Two reception rooms, kitchen with under stairs pantry (potential for WC).

First Floor with Two Bedrooms & Shower Room.

Rear paved courtyard garden with outhouse. On street parking where available.

The property is suitable for improvement throughout. Double glazing. Electric storage heaters. (There may be the opportunity for the owner of this property only, to rent an off road parking space at a neighbouring property, however this would need to be verified by us upon a request direct to the Nantwich office manager).

**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



LIVING ROOM





DINING ROOM





KITCHEN

FIRST FLOOR LANDING





BEDROOM ONE

BEDROOM TWO







#### SHOWER ROOM



#### EXTERIOR

Charming front garden with pretty planting. Gate and pathway leading to the front entrance. Pretty walled & paved rear courtyard with outhouse store. Rear painted timber gate to rear pedestrian pathway (Bin access). On street parking where available. (Note: There is within walking a privately owned car park where - subject to availability - you are able to rent a parking space).

(There may be the opportunity for the owner of this property only, to rent an off road parking space at a neighbouring property, however this would need to be verified by us upon a request direct to the Nantwich office manager).

EPC RATING: D

COUNCIL TAX BAND: B

#### SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Electric storage 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. (Potential to connect gas central heating).

#### 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](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, CV5 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 \*\*

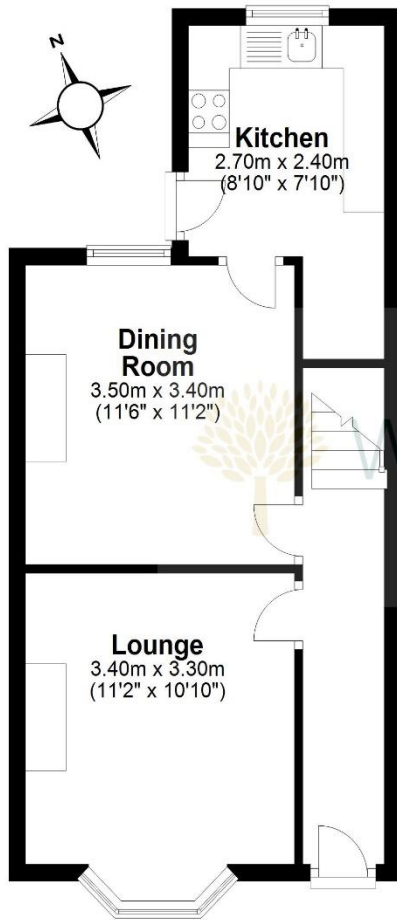
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



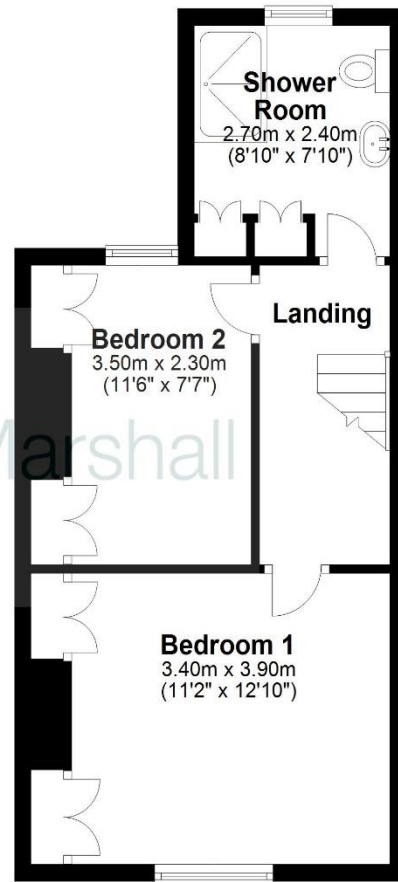
### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 75.9 sq. metres (817.3 sq. feet)

**56 South Croft**

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk