



105 AUDLEM ROAD | NANTWICH | CHESHIRE | CW5 7EA | OFFERS OVER £339,950



An engaging modernised & extended characterful substantial End Terrace House with a fantastic Open Plan Kitchen Dining Family Room with bi fold doors, separate Living Room with wood block floor & Three Bedrooms & Bathroom With Separate Shower.
In an excellent location within walking distance to superb primary and secondary schools & the town centre.

The property briefly comprises; Entrance Hall, Living Room with highly attractive fireplace, bay window & wood block flooring, expansive extended Kitchen Dining Family Room, Side Entrance, Utility/Laundry Room, Store & WC. First Floor Landing, Bedroom One with fitted storage, Bedroom Two, Bedroom Three, Family Bathroom with roll top bath & separate shower.

Pleasant 'family friendly' rear lawned garden with decked seating area & planting.
Double width driveway to front with block edging.
Overlooking a green space with mature trees which provides an engaging outlook.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agents Nantwich office proceed along Hospital Street. Turn right at the mini roundabout passing Morrisons & at the roundabout by 'Chic Interiors' turn left into Wellington Road. Continue over the level crossing continuing into Audlem Road (A529). Proceed just beyond 'The Globe' public house where there is an attractive green space on the left planted with trees. The property will be observed set back on the left.



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 (12'5 x 10'10)





SPACIOUS EXTENDED KITCHEN DINING FAMILY ROOM

KITCHEN DINING AREA: (16'9 x 12'2)
FAMILY AREA: (18'8 x 12'16)





SIDE ENTRANCE

UTILITY / LAUNDRY ROOM

STORE

STORE / WC

FIRST FLOOR LANDING



FAMILY BATHROOM WITH SEPARATE SHOWER

BEDROOM TWO (10'6 x 9'6)

BEDROOM THREE (9'2 x 7'10)





BEDROOM ONE (13'5 x 10'6)

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage services are either 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.

FINANCIAL ADVICE

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

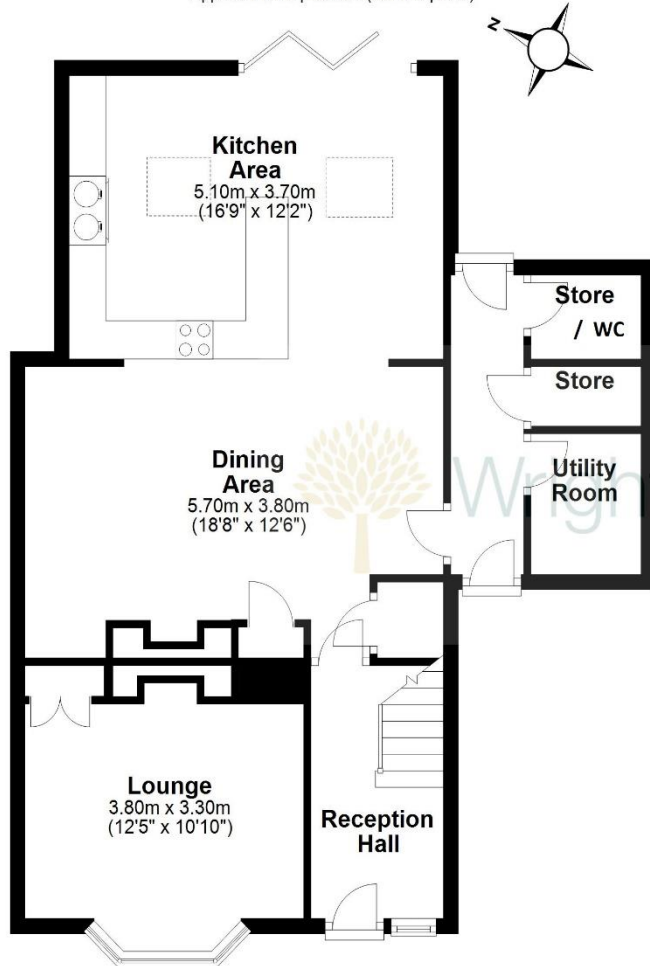
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



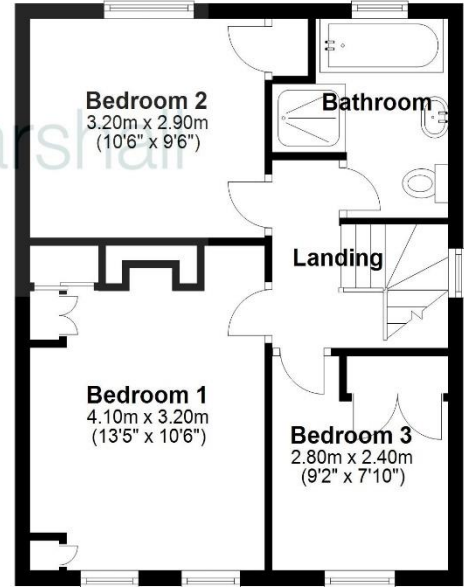
Ground Floor

Approx. 71.4 sq. metres (769.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 112.4 sq. metres (1209.7 sq. feet)

105 Audlem Road

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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