



30 DAVENPORT AVENUE | NANTWICH | CHESHIRE | CW5 5QJ | OIRO £135,000



An appealing two bedroom first floor town centre flat, together with private rear garden and parking for two vehicles. Spacious improved accommodation with a ground floor office/gym/store.

An ideal purchase particularly for first time buyers, down sizers or buy to let investors.

Briefly comprising:- Hall, Utility/Store, First Floor; Living Room, Fitted Kitchen, Landing with access to viewing Balcony overlooking the avenue, Bedroom One, Bedroom Two, Bathroom.

UPVC double glazed windows. Gas Central heating.

Lawned private garden with parking for two cars.

NO CHAIN





DIRECTIONS

From the Agents Nantwich office continue along Hospital Street, over the mini roundabout to Church's Mansion roundabout and take the 1st left, then over the mini roundabout onto Millstone Lane. At the traffic lights, continue ahead into Barony Road, passing Barony Park on the right then turn left onto Davenport Avenue and the property will be observed on the right hand side.

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.





GROUND FLOOR

UPVC entrance door and side panel.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Radiator. UPVC double glazed door. Stairs to first floor. Door to the utility/store room.

UTILITY / STORE ROOM

UPVC double glazed window. Power and lights. Radiator.



FIRST FLOOR

KITCHEN (9'5" x 7'9")

Modern fitted units with worktops to three elevations. Inset stainless steel single drainer sink unit. Plumbing for washing machine. Radiator. Space for cooker. Base and wall cupboard storage. Space for under counter domestic appliances. Two built in larder cupboards with shelving. Two UPVC double glazed windows.

LANDING WITH BALCONY

Radiator. Loft access. Built in store/broom cupboard. Central heating boiler in loft. UPVC door to outside balcony.

LIVING DINING ROOM (13'9" x 14'3")

Large UPVC double glazed window. TV point. Radiator. Space for dining table. Ceiling coving.





BEDROOM ONE (12'4" x 8'9")

UPVC double glazed window. Wall to wall range of mirror fronted wardrobes. Radiator.

BEDROOM TWO (11'0" x 6'9")

UPVC double glazed window. Radiator. Built in cupboard.

BATHROOM (12'4" x 8'9")

Modern suite comprising spa panel bath with tiled surround. Close coupled WC and vanity wash hand basin with cupboards beneath. Tiled floor with electric under floor heating. Radiator. UPVC double glazed window.



EXTERIOR

(See plan edged red). Rear lawned garden area with flagged parking spaces for two vehicles. Paved pathway and timber pedestrian gateway. Note : Close to shops and public transport etc.



EPC RATING: D

COUNCIL TAX BAND: A

SERVICES & CHARGES

Management fee is included in the service charge of £563.28 annually (£46.94 pcm).

All mains gas, water, electricity & drainage services are connected or available locally (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

Leasehold with vacant possession upon completion (Subject to Contract). 125 Years from 2003 (104 years remaining).

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

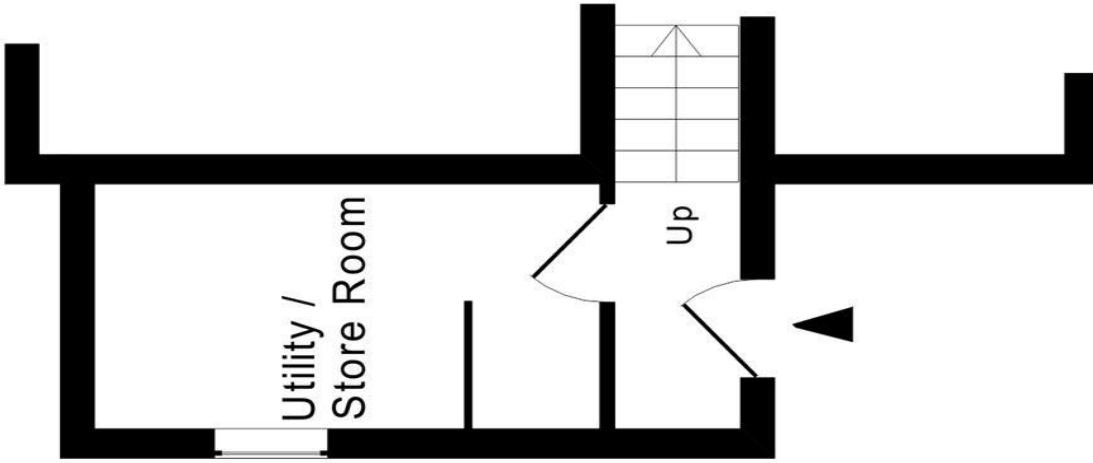
All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

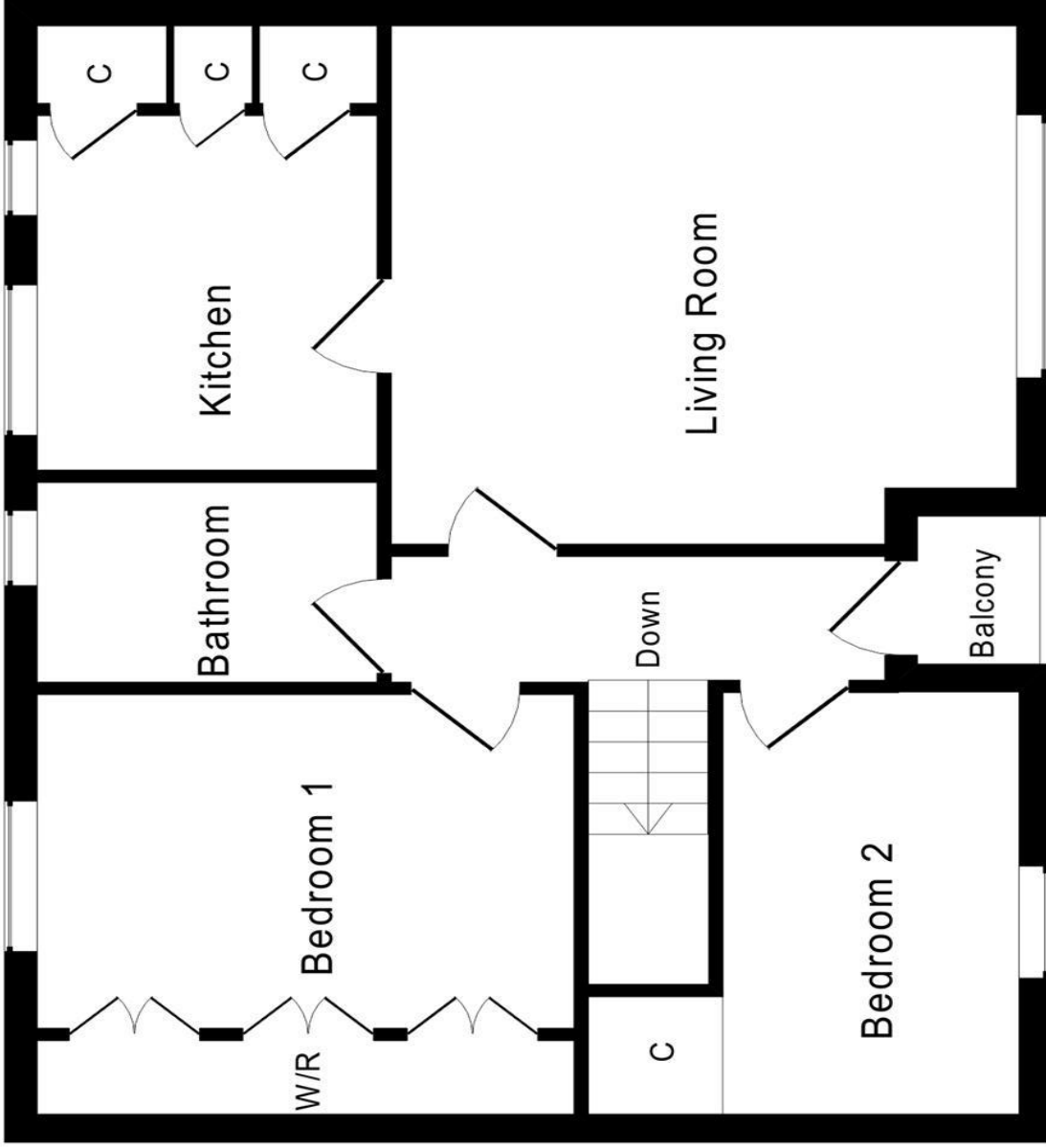
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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



First Floor

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