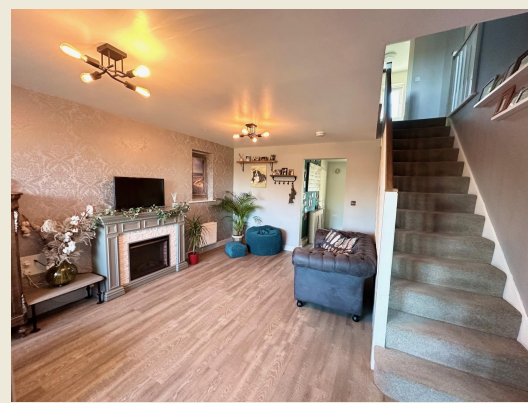




13 BLACKTHORN CLOSE | EDLESTON | NANTWICH | CHESHIRE | CW5 5WD | OIRO £415,000



An outstanding four bedroom, two bathroom detached house standing in an exceptional edge of development location with an outstanding view of the canal and countryside beyond.

Within walking distance of the town centre, schools and with easy access via train to London Euston, the property is sure to appeal to a range of discerning buyers.

Briefly comprising:- Entrance Hall with built in cupboard storage, spacious Sitting Dining Room with wonderful canal outlook & stairs rising to the first floor, Lounge/Family Room, Kitchen Diner, Utility Room, Cloaks WC.

First Floor Landing, Master Bedroom One with outstanding view over the canal to the front and Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Note :- Loft access from the first floor landing via drop down ladders to super recently completed loft room, ideal as home office/hobby room. Driveway to the front and extremely pretty richly planted cottage style garden. Side access to the beautiful manageable lawned rear garden with excellent seating area and utterly charming painted 'coastal style' Summer House with covered seating / entertaining space.

Pretty planting to the borders.

UPVC double glazing throughout with recently fitted high quality entrance door. Gas central heating.

Overall, the wonderful detached home offers a very enviable location which is becoming increasingly rare to find.





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout onto Waterlode, continuing ahead at the next roundabout to the 3rd set of traffic lights. Turn left into Welsh Row over the bridge and turn left into Queens Drive. Take the left turn into Heron Way and turn right into Mallard Avenue. Bear right into Swan close & continue into Blackthorn Close where the magnificent property will be observed on the left hand side in an enviable edge of development position overlooking the canal.

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





SITTING / DINING ROOM





KITCHEN DINER





LOUNGE / FAMILY ROOM



UTILITY ROOM

CLOAKS WC





FIRST FLOOR LANDING

LOFT ROOM



FAMILY BATHROOM





MASTER BEDROOM ONE



ENSUITE SHOWER ROOM



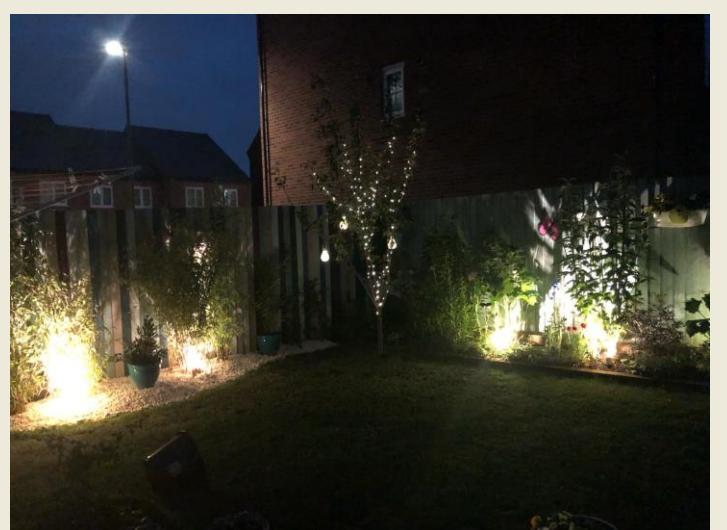


BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR







EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains water and electricity 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.

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.

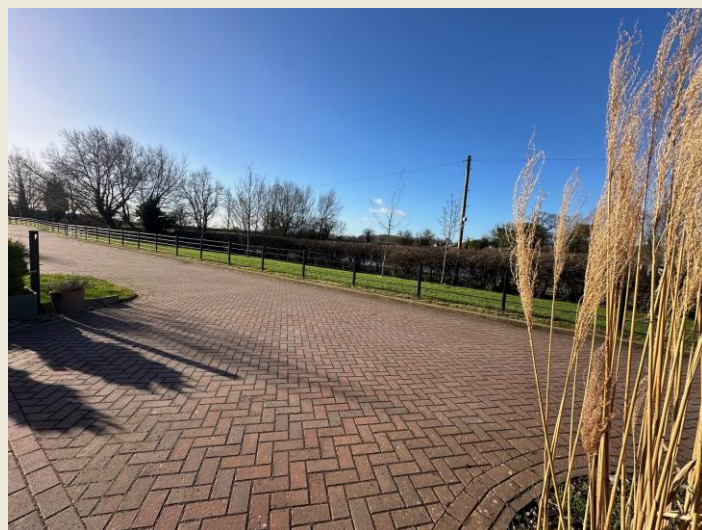
FINANCIAL ADVICE

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

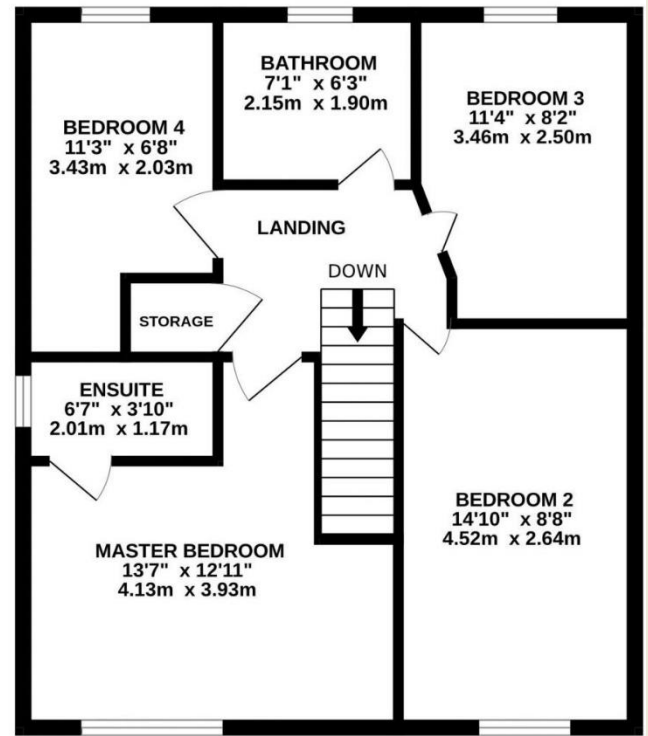
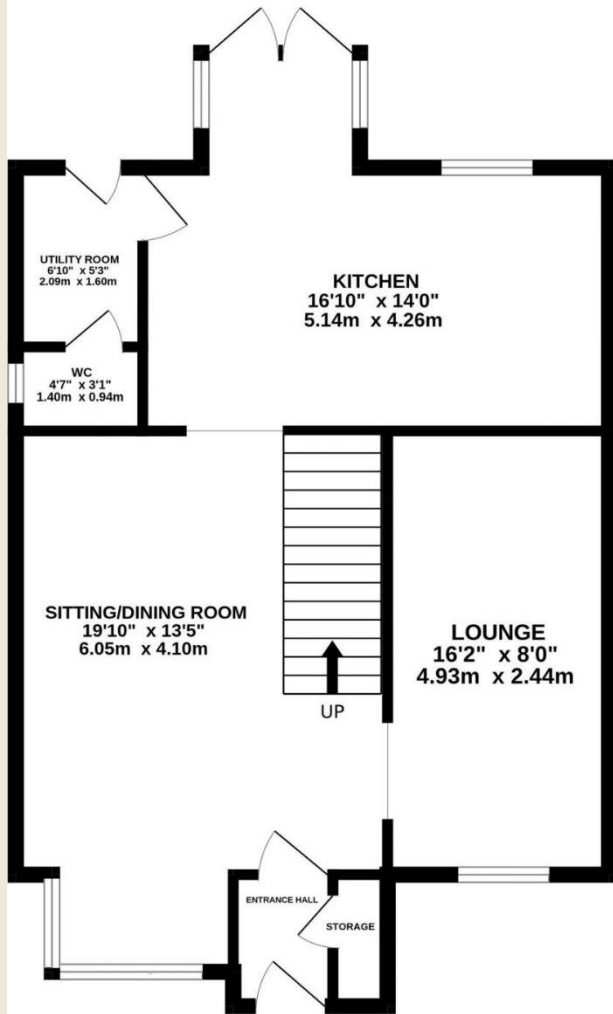
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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