



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Outstanding Three Bed, Two Bath Detached House situated in a desirable corner plot location within a popular and now well established development of 'Malbank Waters' close to the canal, open countryside & within easy walking distance of Nantwich town centre. Impeccably appointed in a chic contemporary style, the property has been much improved by the present owners, which has culminated in a sleek well designed & superbly practical home. Impeccable exterior with stunning chic contemporary scheme incorporating timber pergola with low maintenance, secure & attractive part walled garden. Tarmacadam driveway providing plenty of off road parking. UPVC double glazing and gas fired central heating. AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED.

### 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 left into Hazel Way. Continue & turn 3rd left towards Falcon Way where the property will be observed on the left hand side.

### DESCRIPTION

Situated in a desirable corner plot location within a popular and now well established development of 'Malbank Waters' close to the canal, open countryside & within easy walking distance of Nantwich town centre.

Impeccably appointed in a chic contemporary style, the property has been much improved by the present owners, which has culminated in a sleek well designed & superbly practical home.

The accommodation briefly comprises; Entrance Hall, Utility Room/Cloaks WC, Living Room, Kitchen Diner. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, and Family Bathroom. Impeccable exterior with stunning chic contemporary scheme incorporating timber pergola with low maintenance, secure & attractive part walled garden.

Tarmacadam driveway providing plenty of off road parking. UPVC double glazing and gas fired central heating.

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### NANTWICH

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

### UTILITY / CLOAKS WC

### LIVING ROOM

### KITCHEN DINER

### FIRST FLOOR LANDING

### MASTER BDROOM ONE

### ENSUITE SHOWER ROOM

### BEDROOM TWO

### BEDROOM THREE

### FAMILY BATHROOM

### EXTERIOR

### EPC RATING: B

### COUNCIL TAX BAND: D

### SERVICES

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

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel:

E-mail: . 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 , 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; , 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.