



**MISREPRESENTATION ACT 1967.**

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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.



This charming two-bedroom mid-terrace cottage enjoys a highly sought-after location, close to local amenities, Barony Park, and within easy walking distance of Nantwich town centre. The property benefits from gas central heating, uPVC double glazing, an enclosed rear courtyard, off-road parking, and a single garage.

EPC Rating D  
Council Tax Band B

DESCRIPTION

The accommodation features a welcoming open-plan lounge with a feature fireplace, which opens via an archway into the dining area and then through to the kitchen, creating a bright and sociable living space. The kitchen is fitted with a range of wall and base units, an electric hob, and an integrated fridge freezer.

Off the kitchen is the main bathroom, comprising a bath with shower over, wash basin, and WC. A rear hallway provides access to the enclosed rear garden via a private pathway.

Upstairs, there are two generous double bedrooms, both neutrally decorated and filled with natural light. The front bedroom includes built-in wardrobes, while the rear bedroom benefits from a modern en-suite shower room.

LOCATION

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.