



3 ST NICHOLAS COURT | NANTWICH | CHESHIRE | CW5 5RY | OFFERS OVER £545,000



3 St Nicholas Court, Nantwich, Cheshire, CW5 5RY

A HIGHLY DESIRABLE & SOUGHT AFTER POSITION IN THE HEART OF NANTWICH CENTRE.

Rarely does a property come to market within the sublime town centre enclave behind beautiful historic homes & within such easy walking distance of the town centre with all its varied excellent facilities

This wonderful truly remarkable opportunity to acquire a fine individually built Three Bedroom Detached True Bungalow of considerable proportions and bathed in natural light throughout is sure to appeal to discerning purchasers. Affording impeccably well appointed interiors, the outstanding bungalow briefly comprises; Expansive Reception Hall, Kitchen Breakfast Room, Utility Room, Charming Living Room with garden outlook, Dining Room/Bedroom Four, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three/Office, Bathroom. glorious established part walled gardens, double width driveway & attached double garage with remote roller door. UPVC Double Glazing & Gas C.H.

EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT





DIRECTIONS

Proceed from the Agents Nantwich office proceed along Hospital Street continuing ahead at the mini roundabout and proceed towards the Churches Mansion roundabout. Before the roundabout itself on the right hand side will be observed access to 'St Nicholas Court' & 'Nuthurst Gardens'. Bear right into 'St Nicholas Court' where the property will be seen located nestled on the right hand side in a charming position.

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;

RECEPTION HALL

Highly attractive part glazed entrance door leading to the outstanding and surprisingly spacious Reception Hall. Two ceiling light points. Radiator. Coving. Smoke detector. Loft access with drop down ladder. Excellent built in cloaks cupboard.





LIVING ROOM (11'10" x 18'1")

A delightful particularly pleasant and naturally light room. Wall light point. Coving. Two double glazed windows. Two TV points. Gas fire with marble inset and hearth, ornate Adam style fire surround.

DINING ROOM / BEDROOM FOUR (11'10" x 11'10")

Ceiling light point. Coving. UPVC double glazed sliding patio doors to the rear garden. Radiator. Telephone point.





KITCHEN BREAKFAST ROOM (10'6" x 12'10")

Comprehensively well equipped with a range of cream coloured shaker style wall, base and drawer units. Roll top laminated work surface with inset 1.5 bowl stainless steel single drainer sink unit and mixer tap. Integrated eye level electric over/grill. Four burner gas hob with extractor over. Space for fridge freezer. Recessed ceiling spotlights. Radiator. Telephone point. Extractor fan. Tile effect floor. Ample space for table and chairs. Two UPVC double glazed windows to the front and side.

UTILITY ROOM (13'10" x 5'7")

Roll top laminated work surface with stainless steel sink unit. Space and plumbing for washing machine etc. Part tiled walls. Wall mounted cupboard. Ceiling light point. Radiator. Part glazed door to side. Tile effect floor. Built in storage cupboard with shelving. Personal door to garage. Replaced wall mounted 'Worcester' gas central heating boiler.



BATHROOM (6'7" x 6'11")

Recessed ceiling spotlights. Fully tiled walls. Radiator. UPVC double glazed window to rear. Panel bath. Concealed cistern WC. Wash hand basin inset into vanity unit. Wall mounted cupboards with mirror over. Extractor fan. Shaver point.





MASTER BEDROOM ONE (11'2" x 9'10")

Ceiling light point. Radiator. UPVC double glazed window to side. Extensive range of built in wardrobes. TV and telephone points. Door to the ensuite.

ENSUITE SHOWER ROOM

Shower cubicle with electric shower. Concealed cistern WC and inset wash hand basin with mixer tap and vanity unit. Fully tiled walls. Wall mounted mirror. Shaver point. Ceiling light point. Radiator.



BEDROOM TWO (10'10" x 10'6")

Ceiling light point. Coving. Two double glazed windows. Radiator.



BEDROOM THREE / OFFICE (9'6" x 9'6")

Ceiling light point. Radiator. Telephone point. Shelving. Fitted cupboards. UPVC double glazed window to front.



EXTERIOR

The gardens are a delight being mature and well established. The plot itself is generous given the town centre location and is part walled which offers pleasant character. Parking provision is excellent by way of an ample double width driveway which in turn leads to the integral single garage.

Predominantly laid to lawn the gardens extend to all sides and benefit from a sunny aspect. There are plenty of specimen plants and trees including Cherry, Hydrangea, Roses and Orange Blossom. Paved patio/seating areas enable places to sit and enjoy the garden. A recently completed rockery to the front and planted side border with replacement fencing provide neat interest.

ATTACHED DOUBLE GARAGE (19'8" x 9'10")

Electrically operated roller door. Window to side, power & light. Door to the Utility Room.

EPC RATING: C

COUNCIL TAX BAND: E

SERVICES

All mains water, gas, electricity & drainage services are 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

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 & PLAN/S

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.

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.

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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!

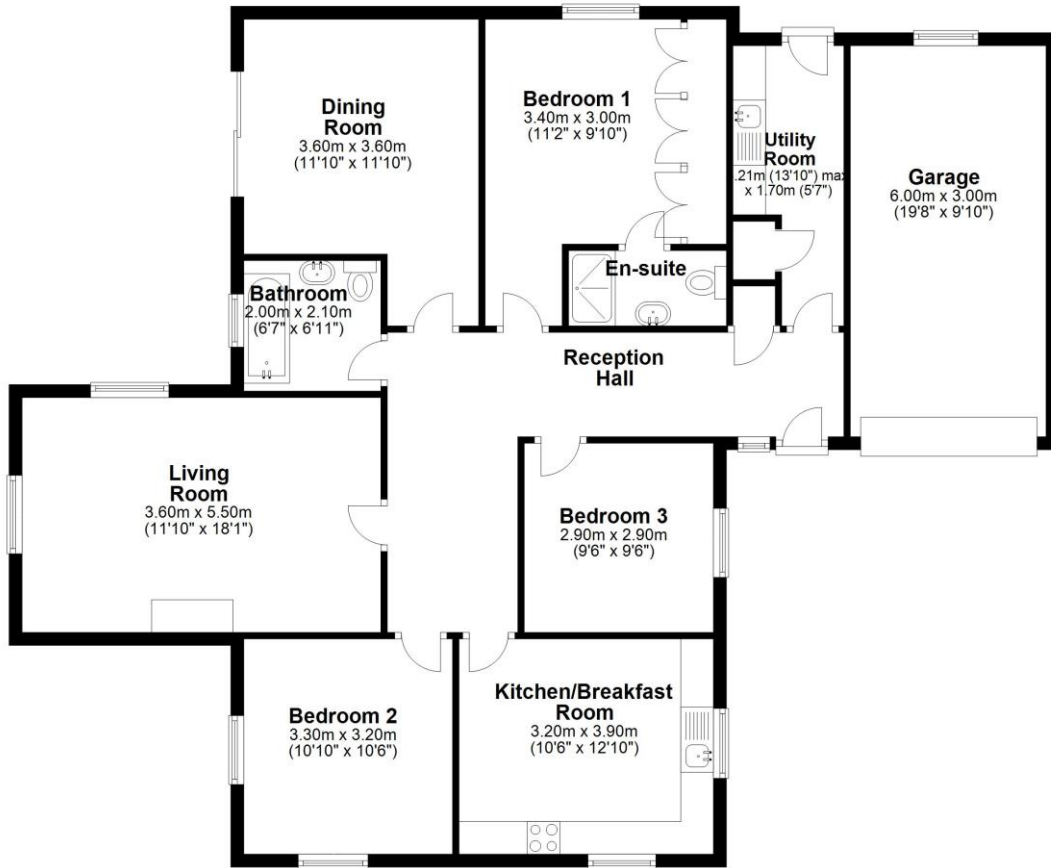
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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

Approx. 134.7 sq. metres (1449.7 sq. feet)



3 St Nicholas Court

Wright Marshall
Estate Agents

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