



25 MANOR ROAD | NANTWICH | CHESHIRE | CW5 5NS | OIRO £215,000



25 Manor Road, Nantwich, Cheshire, CW5 5NS

An appealing, three bedroom, traditional, town centre Semi-detached House, offering comfortable and improved accommodation.

Occupying a particularly convenient location close to shops, schools & amenities.

Comprising:- Hall, Living / Dining Room with Patio doors leading into the garden, modern fitted Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.
Domestic Outhouses (WC and separate laundry Room/Store).

Superbly recently paved driveway to the front and a generous size rear garden with lawn & seating.

UPVC double glazing and gas central heating.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed along Hospital Street and take the 2nd exit off the mini roundabout past Morrisons Supermarket. Continue over the next roundabout and proceed across the traffic lights. Turn right before Nantwich Swimming Baths and follow the road round to the 'T' junction. Turn left onto Manor Road and No. 25 will be observed by our 'For Sale' board on the right hand side.

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.



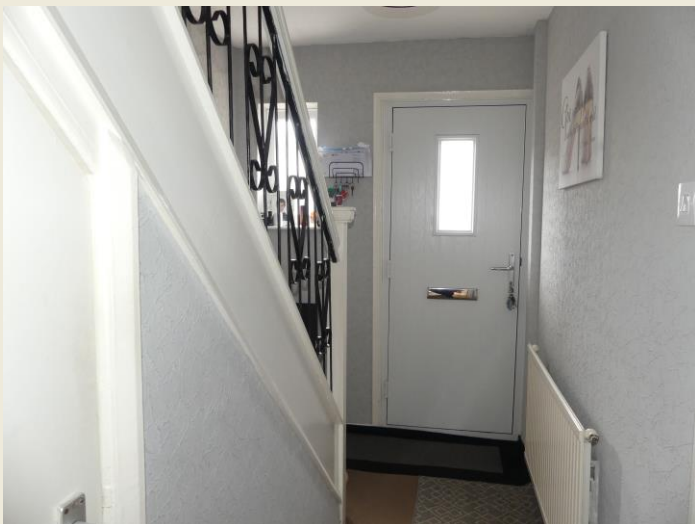


THE ACCOMMODATION:-

With approximate dimensions, comprises;

HALL

UPVC double glazed door, radiator. Stairs to first floor.
Understairs storage cupboard. UPVC double glazed window to front.



LIVING DINING ROOM (23'4" x 11'10")

UPVC Double glazed patio doors to the rear. Two radiators.
Two ceiling light points, ceiling coving. UPVC Double glazed window to the front elevation, TV point.





KITCHEN (12'6" x 5'11")

Contemporary kitchen with an attractive range of wall, base and drawer units. Roll top laminate work surface with inset stainless steel single drainer sink unit & mixer tap. Ceiling light point & coving. UPVC Double glazed window to the side & door to the rear. Wood effect flooring. Radiator. Integrated gas hob with extractor over & electric oven beneath. Part tiled walls. Space for tall fridge freezer.



FIRST FLOOR LANDING

Ceiling light point. Loft access. UPVC double glazed window to the side.

BEDROOM ONE (12'6" x 10'6")

UPVC double glazed window to the front elevation. Radiator. Ceiling light point.





BEDROOM TWO (10'6" x 11'10")

Built-in linen cupboard / cylinder cupboard. Radiator. Ceiling light point. UPVC double glazed window to the rear with pleasant garden view.

BEDROOM THREE (9'2" x 7'7")

Radiator. Ceiling light point. UPVC double glazed window with super garden view.





BATHROOM

Panel bath with shower over, close coupled WC, wash hand basin. Radiator. Part tiled walls. Ceiling light point. UPVC double glazed window to the front.



EXTERIOR

Paved driveway to the front providing ample off road parking. Side access to the rear and ample storage space. The rear garden is superbly presented having been designed and landscaped by the present owners. There is a good size lawn, paved patio, seating area and mature tree with planting.

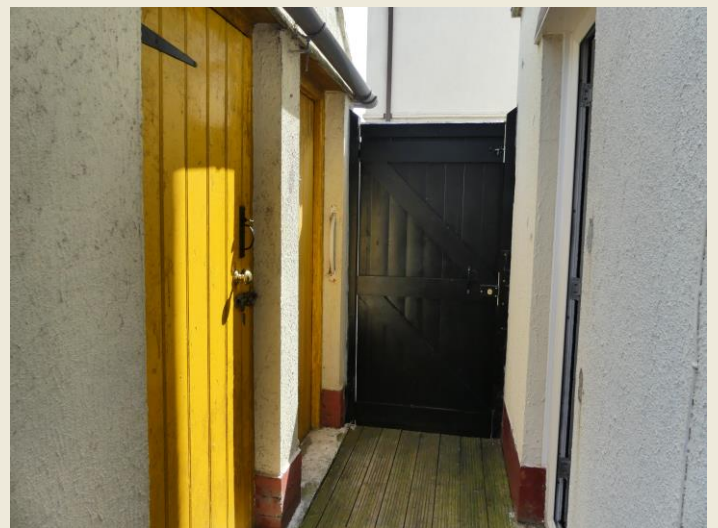
DOMESTIC OUTHOUSES

LAUNDRY ROOM / STORE (11'6" x 6'7")

space and plumbing for washing machine and tumble dryer. Power and light connected.

UPVC double glazed window to the rear.

Outside WC. Separate Laundry Room with





EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage are connected (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 & 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.

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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

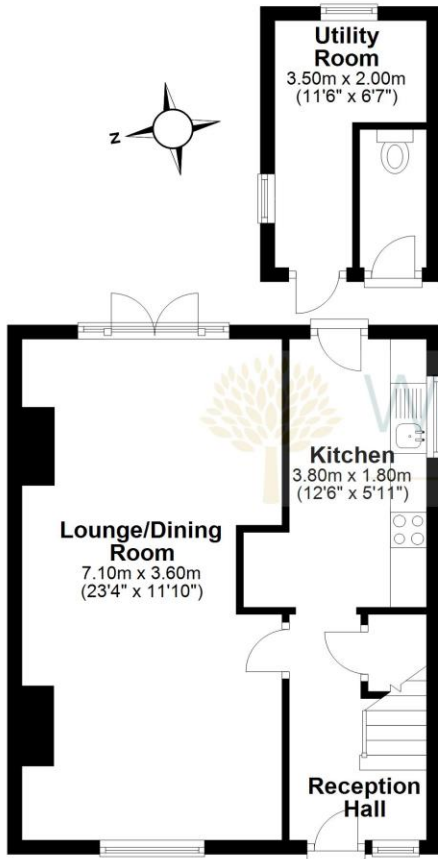
We can help you fund your new purchase with mortgage advice!

** 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.

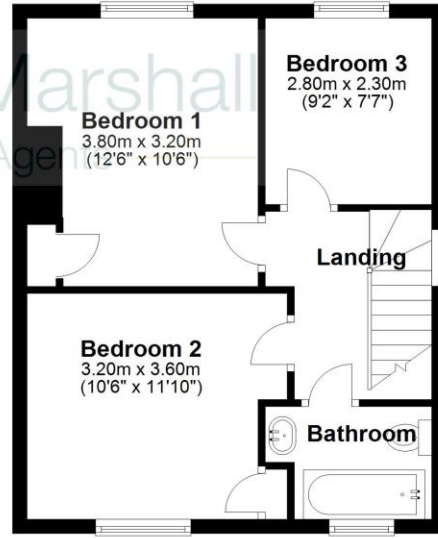
Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 86.9 sq. metres (935.1 sq. feet)

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