



| PRATCHETTS ROW | NANTWICH | CHESHIRE | CW5 5SB | OIRO £169,950



I Pratchetts Row, Nantwich, Cheshire, CW5 5SB

A pretty & deceptively spacious end terrace town cottage of immense appeal and incredibly convenient for the town centre with its varied amenities, particularly for anyone wishing to have a car free lifestyle.

Enjoying comfortable accommodation over two floors the delightful cottage briefly comprises; Living Room, Kitchen, Rear Vestibule, Bathroom. First Floor Landing, Bedroom One & Bedroom Two.

Rear enclosed paved courtyard providing a pleasant low maintenance space to relax in.
Space for shed (existing timber shed available by negotiation).

Off road parking by arrangement to the side of the property.

UPVC Double glazing and gas central heating. NOTE: UPVC double glazed entrance door recently replaced.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and turn right where the property will be observed on the left hand side.

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;

LIVING ROOM (11'2" x 13'9")

FITTED KITCHEN (8'10" x 9'6")





REAR VESTIBULE



BATHROOM



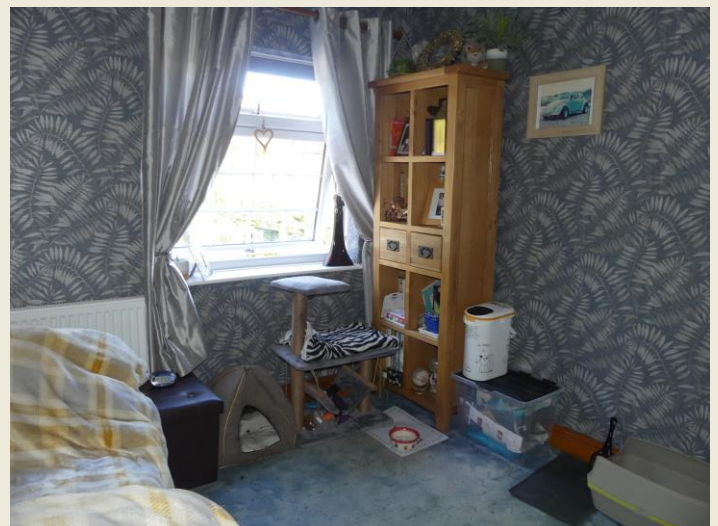


FIRST FLOOR LANDING

BEDROOM TWO (8'10" x 9'6")



BEDROOM ONE (11'6" x 13'9")





EXTERIOR

Attractive enclosed paved rear courtyard (wheelie bin storage and access).

Off street parking by arrangement (located to the side of the property).

Residents annual parking permits are available for 'Love Lane' long stay car park.

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, drainage & electricity 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

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.



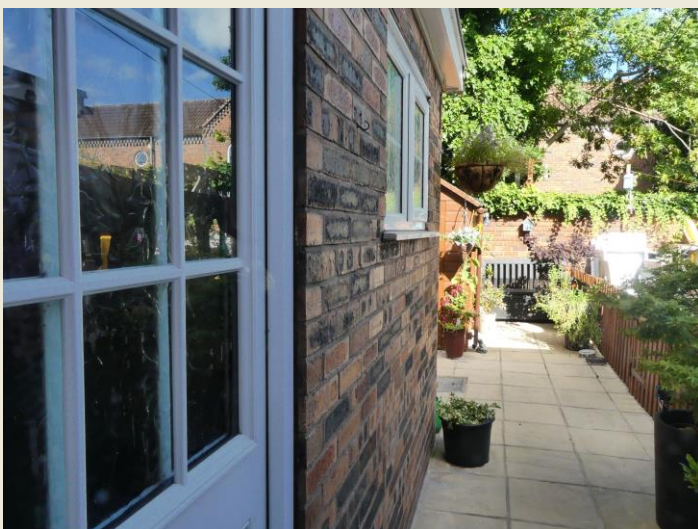
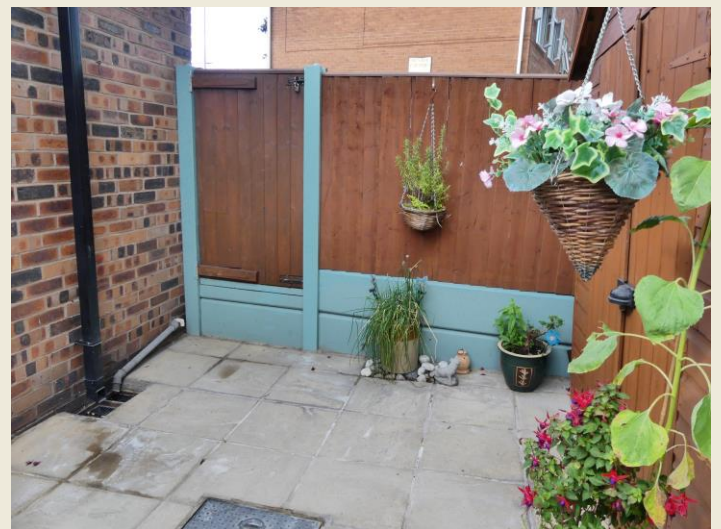
FINANCIAL ADVICE

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 **

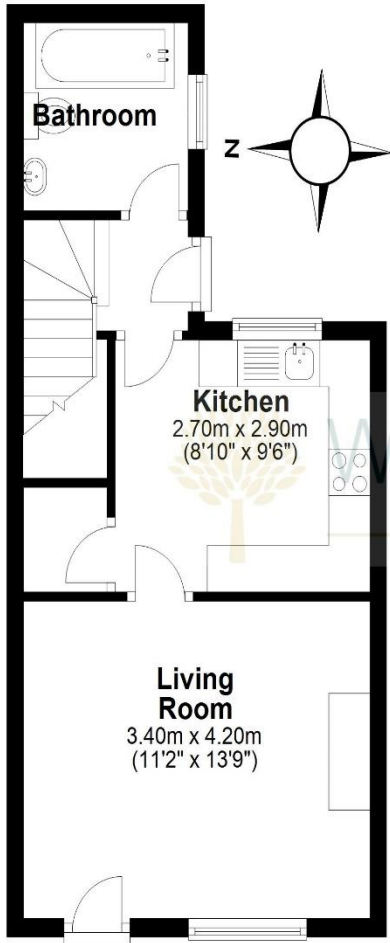
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.3 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)