



29 PARK ROAD | NANTWICH | CHESHIRE | CW5 7AG | OFFERS OVER £475,000



Rare Opportunity to Acquire a True Bungalow In Large Plot Within The Town Centre

Spectacular opportunity to acquire a mature three bedroom detached true bungalow with planning permission granted to substantially extend & reconfigure.

The property could easily be enhanced within the existing foot print to create a comfortable residence. Individually designed & built in the 1950's for a family who has singularly owned the property throughout this time since newly constructed, unusually the property boasts vast parquet flooring throughout. The bungalow stands on an incredibly generous plot adjoining allotments on a sought after well established road close to Nantwich Lake & within walking distance to all facilities.

The accommodation briefly comprises; Entrance Porch, Entrance Hall, Living Room, Kitchen, Dining Room, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom.
Attached Single Garage with partition for Utility Room. Part double glazed & gas central heating.

Rarely does an opportunity of this nature come to the open market which makes this proposition extremely exciting. Application No: 23/3399N 'Single storey front, side & rear extension(s) and reconfigure internal layouts'. Nov 2023.

FOR SALE WITH NO CHAIN





DIRECTIONS

Proceed from the agents office along Hospital Street, continue to the mini roundabout & turn right passing Morrisons Supermarket. At the roundabout turn left into Wellington Road & proceed over the level crossing. Turn right into Park Road (signed for Whitchurch) and proceed towards the lake. The property will be observed 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;

ENTRANCE PORCH

ENTRANCE HALL





DINING ROOM (13'5 x 11'6)

KITCHEN (12'10 x 9'2)





LIVING ROOM (16'5 x 10'10)

BATHROOM (8'6 x 6'7)





BEDROOM ONE (13'5 x 11'6)

BEDROOM TWO (12'2 x 9'6)



BEDROOM THREE (11'10 x 8'3)

BEDROOM FOUR (11'10 x 8'2)





EXTERIOR

The property stands amidst the highly desirable tree lined road being close to the lake & countryside walks. There is an ample brick paved driveway to the front providing off road parking facilities whilst there is also an attached single garage. Lawned to the front with planting & specimen tree. Side access to rear garden. The outstanding generous rear garden is predominantly laid to lawn with a mature tree to the rear. Adjoining allotments, the superb garden enjoys a pleasant outlook whilst not being directly overlooked.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, drainage & electricity 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: 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.



NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING REGULATIONS AND ALL APPLICABLE LOCAL AUTHORITY BY-LAWS.
 2. DRAWINGS TO BE MADE IN CONFORMANCE WITH ALL APPLICABLE BUILDING REGULATIONS.
 3. ANY STRUCTURAL WORK SHALL BE DESIGNED, SPECIFIED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING REGULATIONS.
 4. ALL DRAWINGS SUBJECT TO CORRECTION BY THE ARCHITECT.



EXISTING ELEVATION A
 EXISTING ELEVATION PLAN(S) (1:100 @ A1)



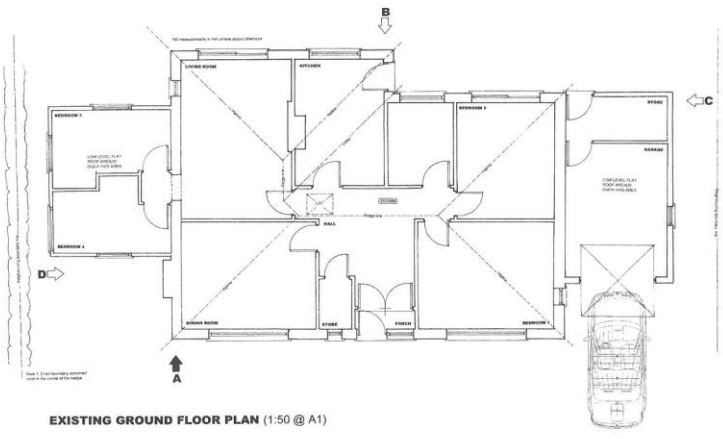
EXISTING ELEVATION B



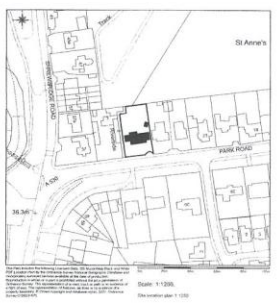
EXISTING ELEVATION C



EXISTING ELEVATION D



EXISTING GROUND FLOOR PLAN (1:50 @ A1)



<p>1. All drawings shall be made in accordance with the Building Regulations and all applicable local authority by-laws. 2. Drawings shall be made in accordance with the Building Regulations and all applicable local authority by-laws. 3. Any structural work shall be designed, specified and constructed in accordance with all applicable building regulations. 4. All drawings subject to correction by the architect.</p>	<p>1. All work shall be done in accordance with all applicable building regulations and all applicable local authority by-laws. 2. Drawings shall be made in accordance with all applicable building regulations and all applicable local authority by-laws. 3. Any structural work shall be designed, specified and constructed in accordance with all applicable building regulations. 4. All drawings subject to correction by the architect.</p>	<p>MAY 2023</p>	<p>Structural Engineer: Building Control Enquiries:</p>	<p>Drawn: Checked: Date:</p>	<p>Client: Project: Site:</p>	<p>Job No: 230714(1)A Revision: 1 - Original</p>	<p>URBAN PLANNING - ☎ 07711 346163 mdmslimited@gmail.com</p>
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PROPOSED ELEVATION A
 PROPOSED ELEVATION PLAN(S) (1:100 @ A1)



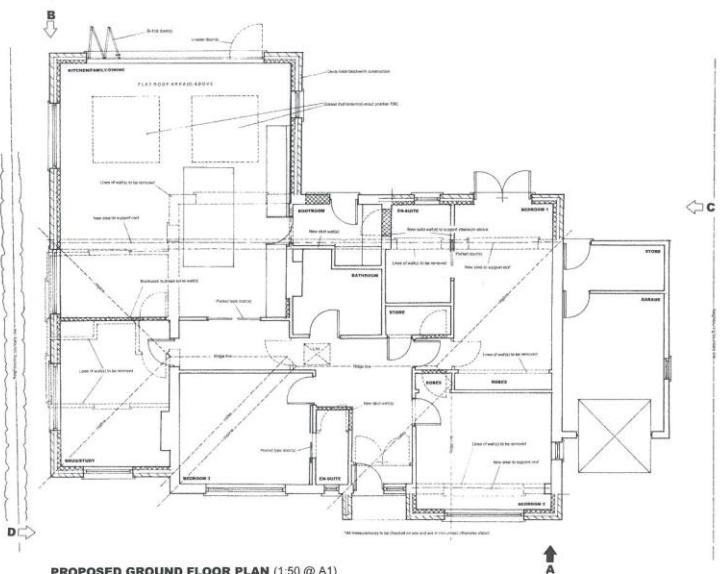
PROPOSED ELEVATION B



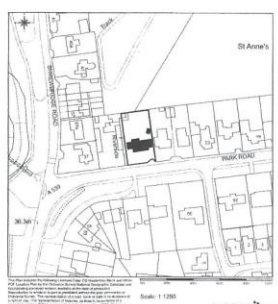
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Location Plan - No 29, Park Road, Nantwich, CW5 7AG



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

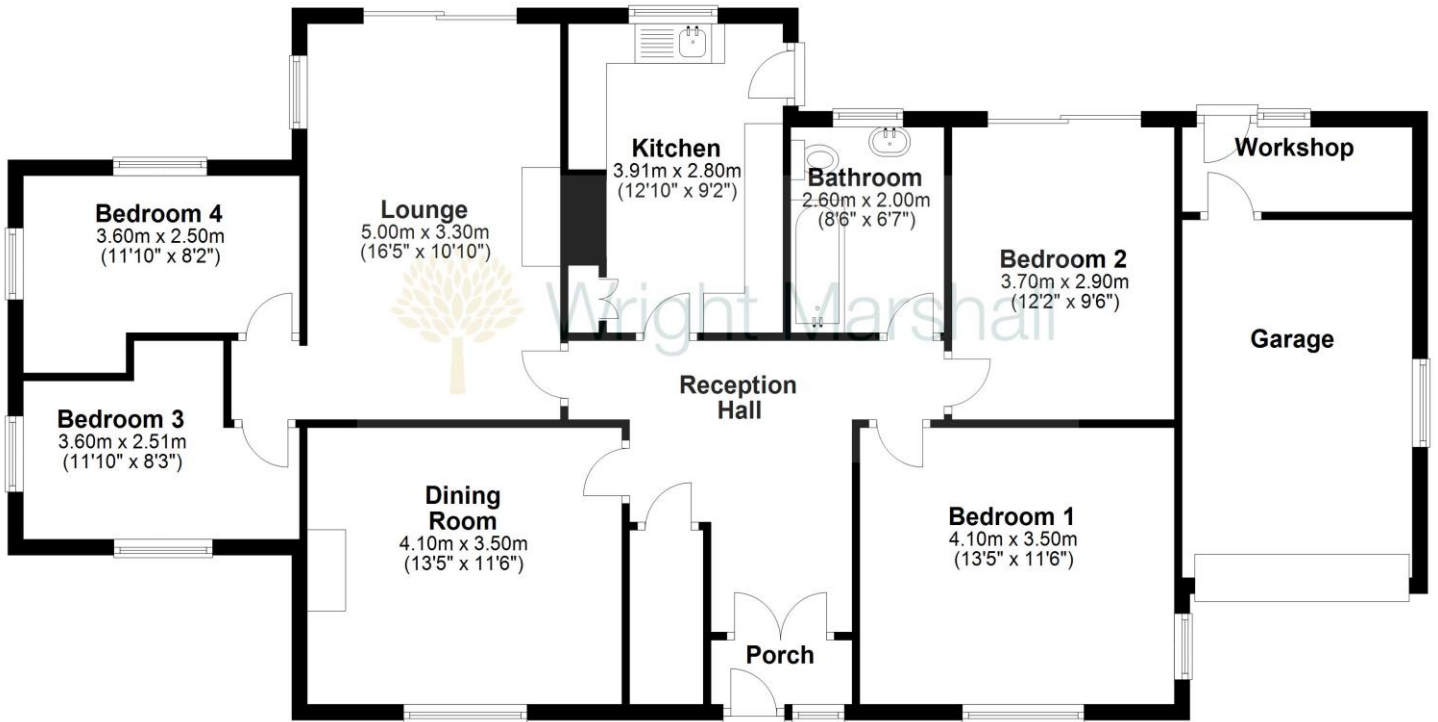
Site location plan 1:1250 @ A4

emapsite[™]
plans



Ground Floor

Approx. 125.3 sq. metres (1348.3 sq. feet)



Total area: approx. 125.3 sq. metres (1348.3 sq. feet)

29 park Road

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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