



**MISREPRESENTATION ACT 1967.**

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

Currently going through renovations.

This is a deceptively large four bedroom town house just a short walk from the centre of Nantwich and having been recently refurbished.

There is a new dining kitchen ,with hob and oven and space for fridge/freezer and washing machine. large sitting room with feature fireplace, conservatory and ground floor cloakroom.

On the first floor is the master bedroom with en suite shower room and two further double bedrooms with built in wardrobes and a large family bathroom.

On the top floor is a wide study landing and bedroom 4 with French doors opening onto a wonderful roof terrace with fantastic views across Nantwich.

Outside there is a patio area and off road parking for two cars.

This property is in a fantastic area and is available now.

EPC Rating D

Council Tax Band F