



13 HERON WAY | EDLESTON | NANTWICH | CHESHIRE | CW5 5GS | OIRO £315,000



Located in the delightful area of Edleston close to the canal & open countryside yet being within a short walk of Nantwich town centre this recently built three storey semi detached house boasts a sleek modern design and offers a comfortable living space perfect for families, professionals or individuals alike.

The magnificent naturally light open plan Kitchen Dining Family Room is ideal for entertaining guests or simply relaxing after a long day. The property features three well proportioned double bedrooms together with an additional flexible ground floor room providing bedroom four or for those in need of a home office or hobby room. Built in 2015, this property combines the appeal of a new build with the charm of a well-established neighbourhood. Whether you are looking for a place to call home or an investment opportunity, this house on Heron Way is sure to impress. Overall the property briefly comprises; Entrance Hall with storage cupboard, Cloaks WC, Office / Bedroom Four / Playroom, Open Plan Kitchen Dining Family Room.

First Floor Landing, Living Room, Master Bedroom One & Ensuite Shower Room.

Second Floor Landing, Bedroom Two, Bedroom Three, Bathroom. Single Garage & Driveway.

Lawned Frontage with delightful outlook over a designated 'green space' & a fully enclosed maintained garden to the rear with lawn, patio & planting. UPVC D.G. & Gas C.H.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents' Nantwich office along Hospital Street and turn right at the mini roundabout onto Waterlode, continuing ahead at the next roundabout to the 3rd set of traffic lights. Turn left into Welsh Row over the bridge and turn left into Queens Drive. Take the left turn into Heron Way and the property will be observed directly in front of you beyond the 'green space' & accessed over a brick paved entrance approach leading to a small number of properties.

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 HALL

CLOAKS WC





KITCHEN DINING FAMILY ROOM (20'0 x 12'10)





BEDROOM FOUR / OFFICE / PLAYROOM (9'2 x 6'3)



FIRST FLOOR LANDING

LIVING ROOM (12'10 x 11'10)





MASTER BEDROOM ONE (12'10 x 10'2)

ENSUITE SHOWER ROOM





SECOND FLOOR LANDING



FAMILY BATHROOM



BEDROOM TWO (12'10 x 11'4)



BEDROOM THREE (10'10 x 7'3)





EXTERIOR

Standing in a desirable position within 'Malbank Waters' there is a wonderful outlook to the front. Small lawned frontage with pathway to the entrance door & driveway to the side in parallel with the single garage.

SINGLE GARAGE (17'9 x 9'2) with up & over door. Personal door to the rear garden.

Timber gate opening to the enclosed rear garden (ideal for children & pets) being lawned & enjoying a good size paved entertaining space. Attractive planting.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES & CHARGES

All mains gas, water, electricity & drainage services are either 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.

Service charge: £ PCM.

TENURE

Leasehold with vacant possession upon completion (Subject to Contract). Term of lease: 150 years from 2015.

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.

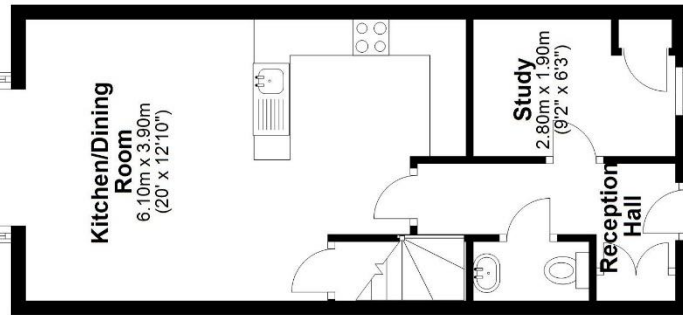
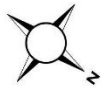
Your home may be repossessed if you do not keep up repayments on your mortgage.





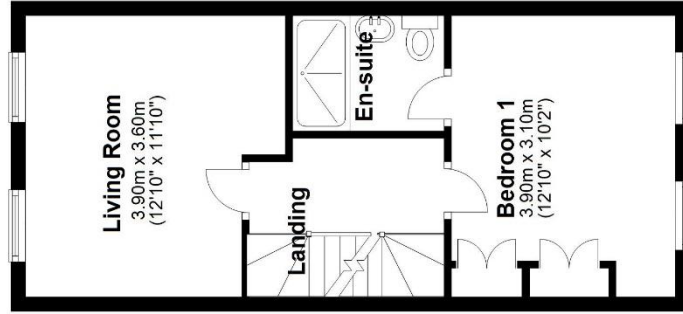
Ground Floor

Main area: approx. 35.8 sq. metres (384.9 sq. feet)
Plus garages: approx. 15.1 sq. metres (162.7 sq. feet)



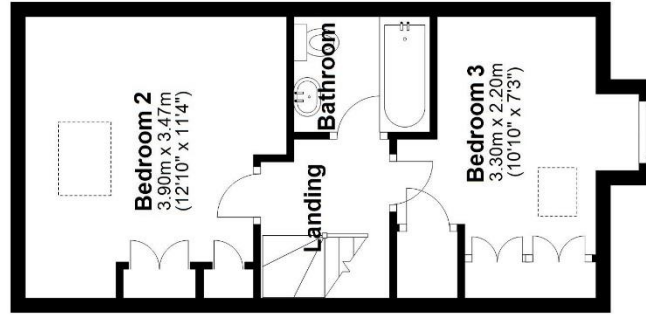
First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Main area: Approx. 103.1 sq. metres (1110.1 sq. feet)
Plus garages: approx. 15.1 sq. metres (162.7 sq. feet)