



15 HARVEY AVENUE | NANTWICH | CHESHIRE | CW5 6LE | OFFERS OVER £600,000



An exceptionally well presented Georgian style detached four bedroom, two bathroom house exuding refined style throughout & nestled in a sought after established cul de sac within walking distance of the town centre.

Boasting South West facing gardens the property also features a high quality Garden Room / Leisure Cabin with veranda which currently has a bar & entertaining space.

Overall the magnificent & extremely inviting family size home was built in the late 1970's and has been wonderfully enhanced in recent years by the present occupiers. Boasting a high degree of natural light the sensational interior has an extremely pleasing flow – making it ideal for everyday living & socializing particularly in the summer time. The accommodation briefly comprises; Entrance Hall with attractive portico, Office/Playroom, Breakfast Kitchen, Utility Area/Side Hall, spacious Living Dining Room with French doors to the rear garden, Cloaks WC. First Floor Landing, Master Bedroom One with fitted wardrobes & luxurious Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bath & Shower Room. Attached double garage & double width driveway. Lawned frontage with clipped low evergreen hedging. Secure access to the sublime South Westerly facing rear garden which is a delightful tranquil spot to relax, entertain & simply enjoy the peaceful surroundings, generously lawned there is also an excellent size patio & of course the outstanding garden cabin with external veranda. There is ample opportunity for buyers to extend the property further to the rear or side over the garage, subject to any necessary consents.

UPVC D.G. & Gas C.H. (Several plantation style window shutters are fitted).

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the first exit. Turn right onto Crewe Road & continue. Turn left into Birchin Lane & take the left turn into Harvey Avenue 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;

ENTRANCE HALL



CLOAKS WC (6'0 x 3'3')

OFFICE / PLAYROOM (9'11 x 9'5)



UTILITY AREA / SIDE HALL (14'7 X 3'1)



BREAKFAST KITCHEN (16'2 x 9'5)





LIVING DINING ROOM (23'4 x 11'9)







FIRST FLOOR LANDING



FAMILY BATH & SHOWER ROOM (9'5 x 6'8)





MASTER BEDROOM ONE (13'7 x 9'11)



ENSUITE SHOWER ROOM (9'2 x 4'5)





BEDROOM TWO (13'8 x 10'2)



BEDROOM THREE (10'8 x 7'9)

BEDROOM FOUR (10'2 x 9'4)





EXTERIOR

The property is superbly situated within a highly sought after cul de sac just off Birchin Lane being within an established part of town & within easy walking distance of Barony Park, schools and the town centre. The property stands behind clipped low hedge with lawned frontage. There is a double width driveway and attached garage.

DOUBLE GARAGE (17'7 X 15'7)

DETACHED HIGH QUALITY GARDEN ROOM / LEISURE CABIN WITH VERANDA (15'2 x 9'1)

STORE (9'1 x 3'4)





EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).

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

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.

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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.







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Approximate Gross Internal Area: 155.1 m² ... 1,670 ft² (excluding garden room, storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sanceze from Green House EPC Ltd 2023. Copyright.