



1 PARK VIEW | NANTWICH | CHESHIRE | CW5 6EP | OIRO £245,000



Situated within the confines of historic Nantwich within walking distance of the town centre, & facilities together with Barony Park and Sainsbury's close by. There are also tennis courts, children's play area & all weather football pitch a very short stroll away on the park itself. Commuting links are also excellent with road & rail networks within a short distance.

An architecturally distinctive 'landmark' four bedroom end terrace house boasting a unique turret that adds character and charm to the property. There are three spacious reception rooms to the ground floor along with a kitchen, shower room & conservatory. The first floor offers four bedrooms & bathroom, with the potential to create a fantastic master bedroom in the turret which would benefit from the views towards the green space beyond. Although the property requires a full & comprehensive scheme of renovation and sympathetic improvement, the prime corner plot position in the heart of the town overlooking Barony Park is simply unbeatable. The South facing rear garden benefits from a garage and off road parking by way of the paved driveway. There is simply so much potential - seize the opportunity to transform this period property into your dream home.

NO CHAIN





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.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the traffic lights the property will be observed prominently positioned on the right hand side on the corner of Park View.

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.



THE ACCOMMODATION:-

With approximate dimensions, comprises;



HALL

SITTING ROOM (13' x 11'11)

DINING ROOM (13' x 10'11)

SNUG (7'11 x 10'11)





CONSERVATORY (6'10 x 16'3)

FIRST FLOOR LANDING



KITCHEN (7'11 x 15'3)

UTILITY AREA / REAR VESTIBULE

SHOWER ROOM & WC

BEDROOM ONE (13' x 11'11)



BEDROOM TWO (13' x 10'11)

BEDROOM THREE (7'11 x 10'11)

BEDROOM FOUR (7'11 x 8'2 max)

BATHROOM



EXTERIOR

Standing in a corner position overlooking Barony Park and additional green spaces nearby, the property is very much a 'landmark' residence within the town having a 'turret' feature encompassing bay windows to both the ground & first floors making it a highly distinctive property indeed.

Wall to front with gate providing access to the front entrance, evergreen shrub. Side gate & vehicular access to the rear with off road parking.

The rear garden offers a South facing aspect which could certainly be much enjoyed. High fencing ensures security and there is much scope to landscape, cultivate & be creative in order to have a fine external space.

Timber garage & access to the paved driveway beyond, and there is certainly ample opportunity to further extend the off road parking provision into the garden so as to have the maximum parking space. Within the rear garden is a timber outbuilding which could well offer much opportunity too.

EPC RATING: F

COUNCIL TAX BAND: C

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.



