



| SEACROFT MOOR GROVE | HENHULL | NANTWICH | CHESHIRE | CW5 6XP | OIRO £275,000



Situated in a well regarded recently constructed quality development within Nantwich town. This fine deceptively spacious three bedroom, two bathroom semi detached house built by Taylor Wimpey to the 'Rosedale' design enjoys an extremely desirable corner plot position with an unusual degree of open space to the front of the glorious easy maintenance home. With stylish immaculately appointed interiors and of course being energy efficient, the beautiful highly attractive property has been superbly enhanced by the present owners creating a charming home throughout. In easy walking distance of the town centre No 1 is ideally suited to upsizers or indeed downsizers who yearn for a pleasant spot to call home yet with extensive facilities and transport links to hand.

The stunning accommodation briefly comprises; Hall, Cloaks WC, Kitchen Diner, Living Room, First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom. The property also benefits from a Tarmacadam driveway to the side providing ample off road parking for two vehicles.

Low maintenance evergreen shrubs & attractive black railings to the front with paved pathway to the front entrance. Timber side gate to the pleasant, manageable & enclosed rear garden with both paved and shale seating areas. Quality timber shed providing excellent storage. UPVC double glazing & gas central heating. Ultrafast broadband connected and EV charging point.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





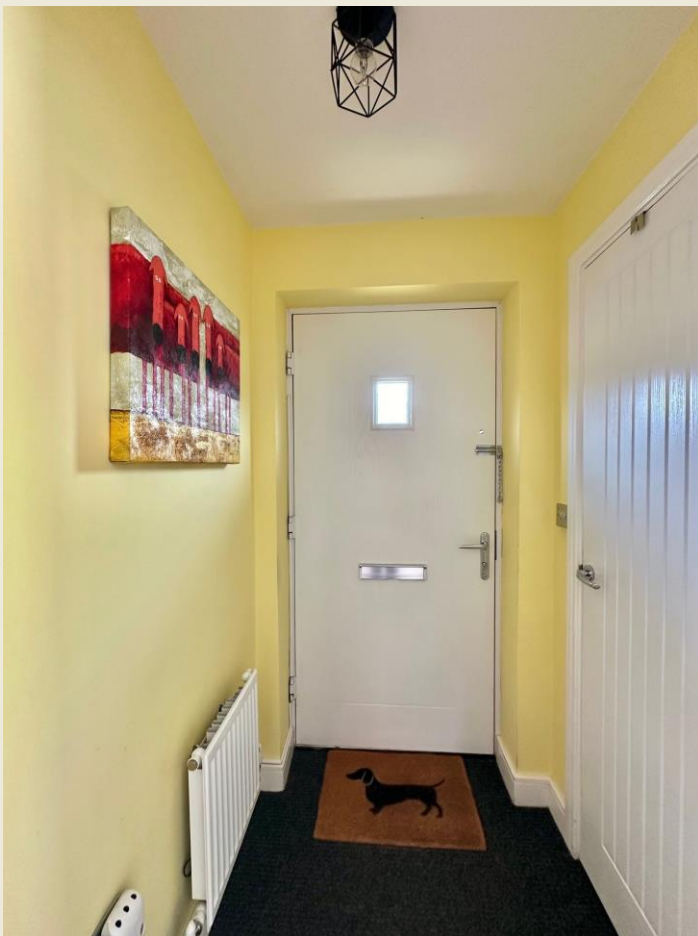
DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn right at the traffic lights into the 'Kingsbourne' development. Continue along Reaseheath Way, turn right into Hurlston Way then take the right turn into Seacroft Moor Grove where the property will be observed in the superb corner plot position.

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 (3'11 x 4'3)

WC (3'6 x 5'7)





LIVING ROOM (9'9 x 15'10)





KITCHEN DINER (15'9 overall x 15'4 reducing to 9'7) – irregular shape





FIRST FLOOR LANDING

FAMILY BATHROOM (6'9 x 6'7)





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



ENSUITE SHOWER ROOM (7'0 x 3'10)





BEDROOM TWO (13'7 max x 9'1 max) - irregular shape

BEDROOM THREE (7'10 x 6'7 overall) - irregular shape

EXTERIOR

Tarmacadam driveway to the side providing ample off road parking for two vehicles. EV charging point.

Low maintenance evergreen shrubs & attractive black railings to the front with paved pathway to the front entrance. Timber side gate to the pleasant, manageable & enclosed rear garden with both paved and shale seating areas. Quality timber shed providing excellent storage.

EPC RATING: B

COUNCIL TAX BAND: C

SERVICES

Ultrafast broadband connected. All mains gas, water, electricity & drainage 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

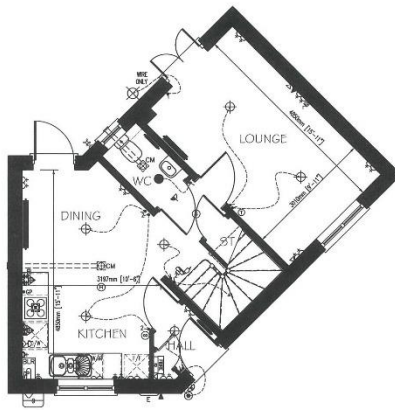
We can help you fund your new purchase with mortgage advice!

** 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 **

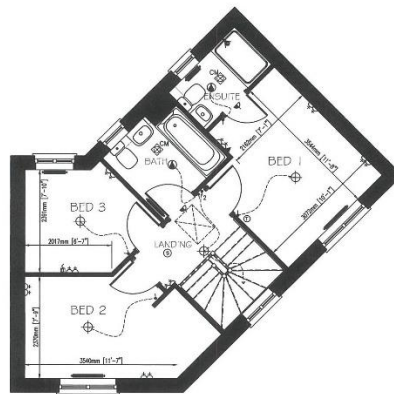
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







GROUND FLOOR PLAN (OPP)



FIRST FLOOR PLAN (OPP)