



91 MILLSTONE LANE | NANTWICH | CHESHIRE | CW5 5PH | OIRO £335,000



An extremely attractive & imposing three bedroom semi-detached period house in the popular market town of Nantwich. Boasting numerous internal original features including plasterwork, ceiling cornice & rose. Built in a classic traditional design, this property exudes character and warmth, making it a welcoming place to call home.

Briefly comprising; Open Porch, Entrance Hall, Spacious Living Dining Room, Kitchen.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

There is also potential to extend the property to the rear (STPP) by way of utilising the rear store.

The property also enjoys a walled rear courtyard, garden beyond with lawn, shrubs, plants, greenhouse & space to grow vegetables etc. There is also the benefit of a carport & additional parking space (vehicular access from Millstone Lane).

Original windows to front (with secondary glazing. Gas C.H.

A fine opportunity to acquire a stunning well proportioned home with magnificent potential for buyers to 'add your own stamp' and enjoy the property for many years to come.

NO CHAIN





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. The property will be observed on the left hand side. The vehicular access will be observed before the property 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. 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





NOTE:

There is a delightful view towards St Mary's church tower from bedroom three.

THE ACCOMMODATION:-

With approximate dimensions comprises;

OPEN PORCH

ENTRANCE HALL





SPACIOUS LIVING DINING ROOM
LIVING ROOM (13'5 max x 12'2)

DINING ROOM (13'5 x 12'2)





KITCHEN (13'6 x 10'6)





FIRST FLOOR LANDING



BATHROOM





BEDROOM ONE (13'6 x 15'5)

BEDROOM TWO (13'5 x 9'10)





BEDROOM THREE (8'6 x 10'6)



EXTERIOR

The property is nestled behind a low brick wall with flower beds & paving. Privet hedge. The rear of the property offers an excellent garden space with fenced, hedged & lawned area featuring greenhouse, various shrubs and plants and planted beds with space for vegetables etc. There is also the benefit of parking by the garden & additionally to the rear of the walled rear courtyard, there is also a car port providing an additional space. The courtyard area features outhouses/stores which offer scope to utilise if buyers wish to enlarge the existing ground floor accommodation if required & subject to any necessary planning permissions etc.

REAR STORE (13'5 x 8'10)

ACCESS APPROACH (FROM MILLSTONE LANE)

The property benefits from vehicular access from Millstone Lane which leads to the rear of the property.



EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

Mains water, electricity, gas & drainage are connected. Gas 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. 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.



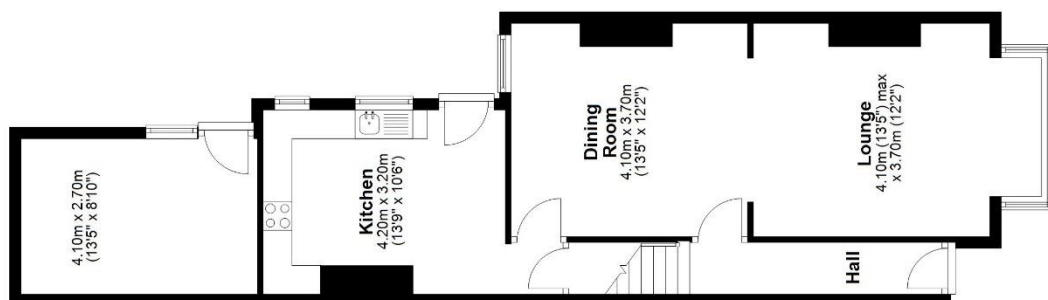






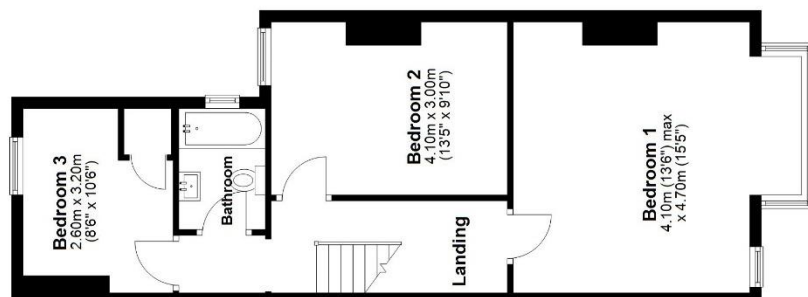
Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



91 Millstone Lane

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk