



9 NEWBOLD WAY | NANTWICH | CHESHIRE | CW5 7AX | OIRO £325,000



Situated in an established & highly regarded established position in a charming location close to excellent primary & secondary schools together with town centre facilities etc. This delightful three bedroom semi detached house boasts well appointed, spacious and naturally light family friendly accommodation over two floors.

The accommodation briefly comprises; Entrance Hall, Living Dining Room with stove, Kitchen, Rear Porch, Cloaks WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Beautiful Family Bathroom. Single Garage/Utility.

An excellent feature is the recently fitted family bathroom & larger than standard lawned garden with patio, all being nicely enclosed for little ones & pets.

There is also plenty of parking too with a fantastic size driveway to the front.
UPVC D.G. & UPVC D.G.

Buyers also have the potential to extend the existing footprint of the existing accommodation, if required & subject to any necessary planning permission and consents.





DIRECTIONS

Proceed from the agents office along Hospital Street, continue to the mini roundabout & turn right passing Morrisons Supermarket. At the roundabout turn left into Wellington Road & proceed over the level crossing. Turn right into Park Road (signed for Whitchurch) and proceed towards the lake. Turn left into Newbold Way & 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. 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 (9'3 x 5'4)

LIVING DINING ROOM (22'4 x 19'3)





KITCHEN (10'6 x 9'6)

REAR PORCH (5'4 x 3'4)

CLOAKS WC (5'3 x 2'1)





FIRST FLOOR LANDING

FAMILY BATHROOM (10'1 x 5'5)

BEDROOM TWO (13'6 x 7'11)

BEDROOM THREE (8'2 x 7'9)





BEDROOM ONE (13'4 x 10'3)



EXTERIOR

The property benefits from unusually large gardens to the side & rear with a large lawn & paved patio. The front of the property enjoys a larger than standard Tarmac driveway & lawn.

SINGLE GARAGE / UTILITY (16'1 x 8'8)

With up and over door to front, power and light.

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

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

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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

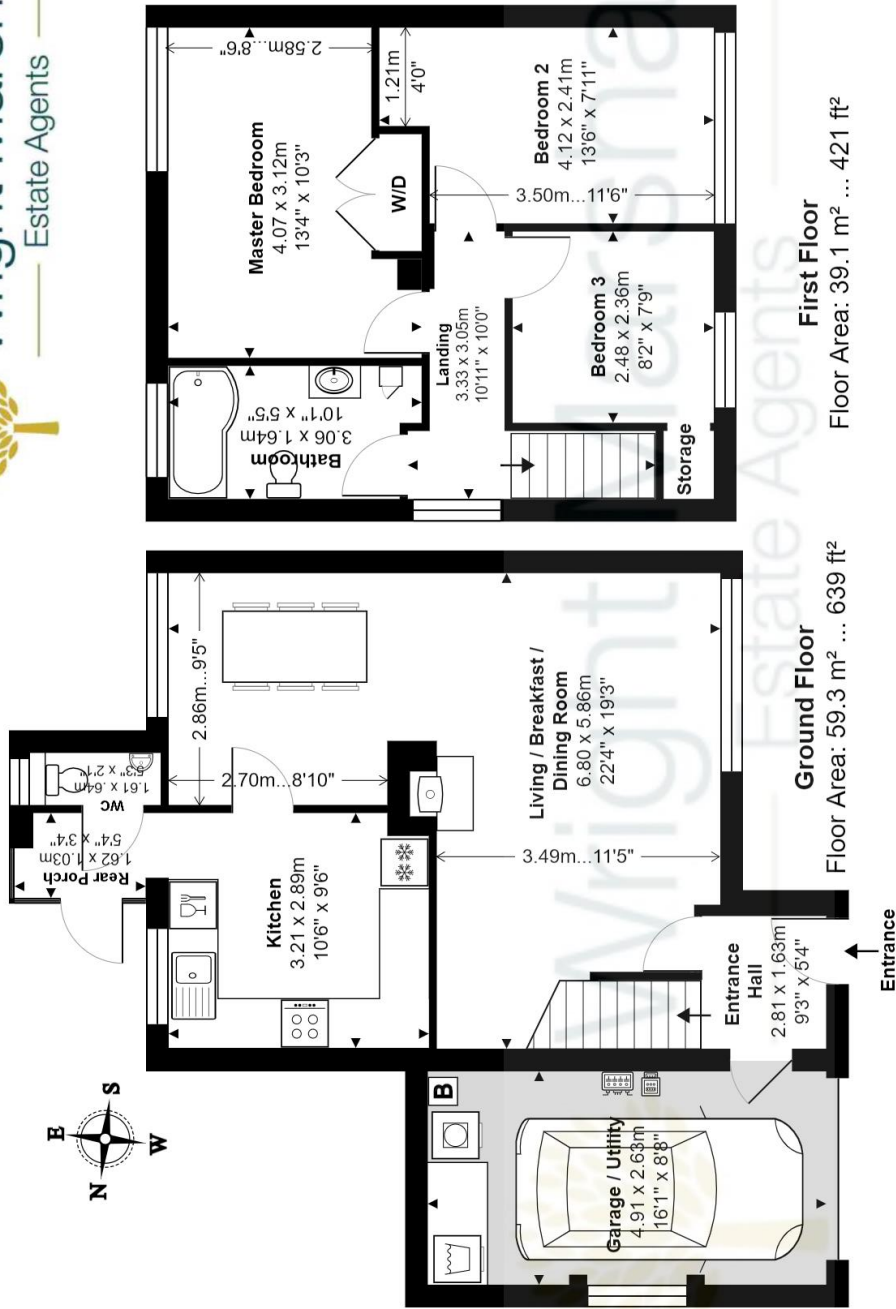
We can help you fund your new purchase with mortgage advice!

** 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: 98.4 m² ... 1059 ft² Includes Garage / Utility

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.
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