



PILLORY COTTAGE | 47 PILLORY STREET | NANTWICH | CHESHIRE | CW5 5BQ | OIRO £229,950



A stylish two bedroom period town cottage, refurbished to offer spacious & modern living, whilst having maintained the property's character and charm. Situated on an iconic street within the town centre, the charming residence is in easy walking distance of the ever-increasing facilities Nantwich has to offer.

This delightful cosy cottage is ideal for first-time buyers, single occupants and indeed clients looking to downsize and boasts an open plan living dining room, two comfortable bedrooms and a well-maintained shower room, offering a perfect living space for a small family or professionals looking to settle in this historic town. Built in approx 1850 this property exudes character, charm & appeal, making it a truly special place to call home.

The accommodation briefly comprises; Open plan Living Dining Room with delightful ornate fireplace & painted beams, Modern Fitted Kitchen, Rear Vestibule with built in cupboard, Contemporary Shower Room & WC. First Floor Landing, Bedroom One (front), Bedroom Two (rear).

Indian stone paved part walled rear courtyard with seating area. Timber shed with power & space for appliance. Parking is available locally with Love Lane Car Park just a short distance away & offering residents parking permits.

Situated in the heart of Nantwich, residents will have easy access to the town's amenities, including quaint shops, cosy cafes, and beautiful parks. The vibrant community and rich history of Nantwich creates a welcoming atmosphere for all who reside here.





DIRECTIONS

Proceed from the Agent's Nantwich office on foot, along Pillory Street towards the train station. The delightful cottage 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;

LIVING DINING ROOM (19'5 x 11'1)

LIVING AREA Attractive high quality entrance door.

A cosy yet spacious area with painted beamed ceiling, wall light, oak floor, TV aerial & telephone points, radiator, window to front, feature cast iron fireplace with living flame gas fire.

Open archway to Dining Area.

DINING AREA Elegantly appointed with a continuation of the painted beamed ceiling and oak floor. Stairs rising to first floor. Wall light, part-glazed oak door to the kitchen.





FITTED KITCHEN (9'10 x 8'10)

Presented in a charming country style, the naturally light kitchen boasts attractive, cream wall, base & drawer units with complimentary wood effect laminate worktops & upstands. Inset stainless steel 1.5 bowl single drainer unit with chrome mixer tap. Ceiling light point, under-cupboard lighting, large window to rear in addition to a feature 'skylight', attractive tile effect flooring, radiator, smoke detector, and cupboard housing gas central heating boiler. The kitchen is fully fitted with integrated four burner CDA gas hob with extractor hood over & tiled splash back, CDA electric oven & grill, full height integral fridge/freezer, CDA dishwasher and CDA washing machine.

REAR VESTIBULE

Airing cupboard housing lagged hot water cylinder, and providing ample shelving. Ceiling light point. Double glazed door to courtyard garden. Door to Shower Room.

SHOWER ROOM (6'0 x 5'5)

Large walk-in shower with fixed glazed screen and contemporary 'Triton Dove' thermostatic fittings including overhead drencher and hand-held shower head. Part-tiled walls, ceramic tile floor, ceiling light point, large window providing plenty of natural light. Concealed cistern WC and undermounted wash hand basin with useful cupboard beneath.





FIRST FLOOR LANDING

Ceiling light point, smoke detector, loft access.

BEDROOM ONE (11'3 x 9'1)

A light and well proportioned room with window to front, ceiling light point & radiator.

BEDROOM TWO (10'0 x 7'10)

Window overlooking the rear of the property, ceiling light point & radiator. Built in cupboard.





EXTERIOR

The cottage boasts a private and low-maintenance courtyard garden, housing a useful painted shed (with power), and providing the ideal spot in which to relax. Courtesy lighting. A pedestrian access gate at the rear of the garden leads to a covered storage space (bin access). Timber shed.

RESIDENTS PARKING PERMIT

A resident's parking permit for Love Lane car park is available to purchase by request to Cheshire East Council.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

Mains gas, water, electricity & drainage are either 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

Freehold with vacant possession upon completion.

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.

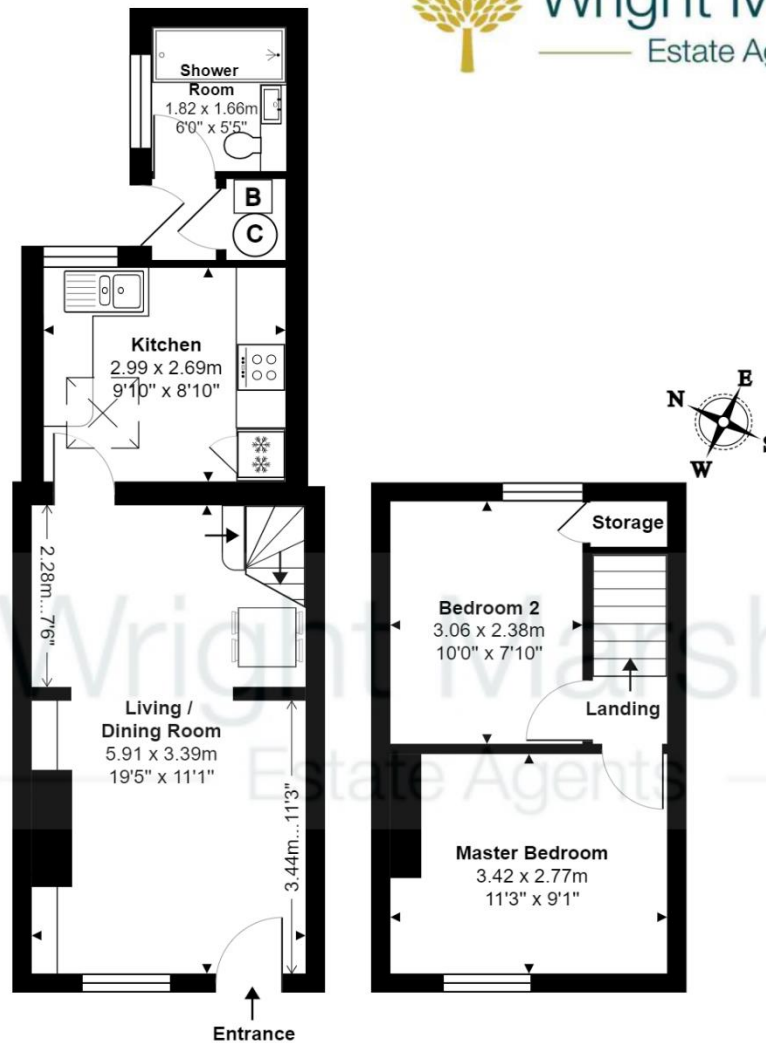
FINANCIAL ADVICE

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.





Wright Marshall
Estate Agents



Ground Floor

Floor Area: 34.0 m² ... 366 ft²

First Floor

Floor Area: 20.4 m² ... 219 ft²

47 PILLORY STREET, NANTWICH, CHESHIRE, CW5 5BQ

Approximate Gross Internal Area: 54.4 m² ... 586 ft²

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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