



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Set on very popular, fast maturing development, situated on the edge of the site and providing privacy with stunning views overlooking the Shropshire Union canal and Cheshire countryside to the front, only minutes walk from Nantwich town centre.

The property was only completed in 2015 so is in show house condition throughout, having only had 2 owners since new, and offers truly exceptional family accommodation comprising of: Reception Hall, Living Room with superb view to the front, Stunning remodelled Kitchen Diner, Utility Room, Cloaks / WC. First Floor Landing, Master Bedroom One with fitted wardrobes, `Juliet` balcony and with Ensuite, Three further double Bedrooms, Family Bathroom. Lawned garden area to the front, driveway providing off road parking and access to the Single Garage.

Good size rear garden with patio area and fence borders.

Must be viewed to be fully appreciated.

EPC Rating - B

Council Tax - E