



2 MOUNT CLOSE | NANTWICH | CHESHIRE | CW5 6JJ | OIRO £299,950



2 Mount Close, Nantwich, Cheshire, CW5 6JJ

Positioned in one of the towns most popular and well established residential areas, the superb exceptionally well appointed and chic interiors provide open plan ground floor living.

Having undergone a comprehensive scheme of remodelling and enhancement throughout, the high comfortable two bedroom semi-detached house offers excellent manageable accommodation and briefly comprises; Entrance Hall, open plan Kitchen Living Dining Room, Shower Room. First Floor Landing, Bedroom One, Bedroom Two, Cloaks/WC. Gated entrance with highly attractive driveway and large lawned garden with hedging. Decked seating area, large workshop/home office and separate shed. UPVC double glazing and Gas central heating.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE
STUNNING PROPERTY**

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Continue ahead along Crewe Road & turn left into Mount Drive. Turn left into Mount Close where the property will be immediately observed on the corner.

NOTE: The property is within walking distance of the town centre.

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

UPVC double glazed entrance door with side panel. Ceiling light point, radiator, highly attractive wood flooring and inset matwell. Beautiful oak, glass and chrome staircase rising to the first floor.

OPEN PLAN KITCHEN LIVING DINING ROOM

Sophisticated, elegant and a highly sociable space, the fantastic beautifully appointed room has been thoughtfully designed. The kitchen area is comprehensively equipped featuring a dual colour scheme of ink blue, base and drawer cupboards and white coloured wall mounted cupboards. White quartz work surfaces with under mounted sink unit and mixer tap. Ink blue coloured island unit with base cupboards and wooden work surface. Two ceiling light points. Integrated appliances include; Eye level electric oven, microwave, induction hob with extractor over. Dishwasher, fridge freezer, washing machine. UPVC double glazed window, highly attractive flooring, UPVC double glazed French doors opening to the outdoor seating area, vertical contemporary radiator. The kitchen opens seamlessly to the dining living area. Recessed ceiling spotlights, ceiling light point, ceiling coving, TV point, attractive wall mounted gas fire, delightful UPVC double glazed bay window with charming window seat and fitted with plantation shutters.





SHOWER ROOM / WC

Beautifully appointed with a large walk in shower, WC and wash hand basin with mixer tap inset into chic grey coloured cupboard unit. Splash back, ceiling light point, radiator, with towel rail, beautiful flooring, UPC double glazed window.





FIRST FLOOR LANDING

Ceiling light point, UPVC double glazed window with plantation shutters.

BEDROOM ONE

Ceiling light point, radiator, UPVC double glazed window.

CLOAKS WC

Low level WC, wash hand basin with splash back upon cupboard unit, ceiling light point, radiator.





BEDROOM TWO

Ceiling light point, radiator, UPVC double glazed window.

EXTERIOR

The property stands on an excellent large corner plot which is certainly a highly attractive feature of this fantastic town centre home. Discreetly screened by a low brick wall and established hedging, the property is approached through double opening gates opening onto a brick paved forecourt. Low brick wall, trees and railings to the front. Timber fencing and gate to the side leading to the outstanding large lawned garden. There is a recently completed raise decked seating area which is a really delightful spot in which to relax. Paved patio and planted border. Large timber workshop (potential home office) and additional timber shed,

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage services are connected (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

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 & PLAN/S

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.

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.

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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.





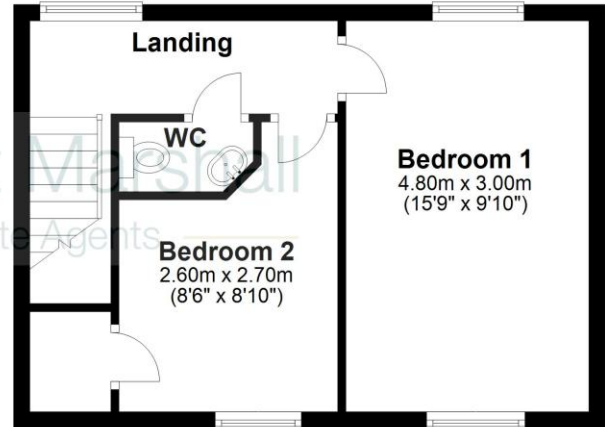
Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

2 Mount Close

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