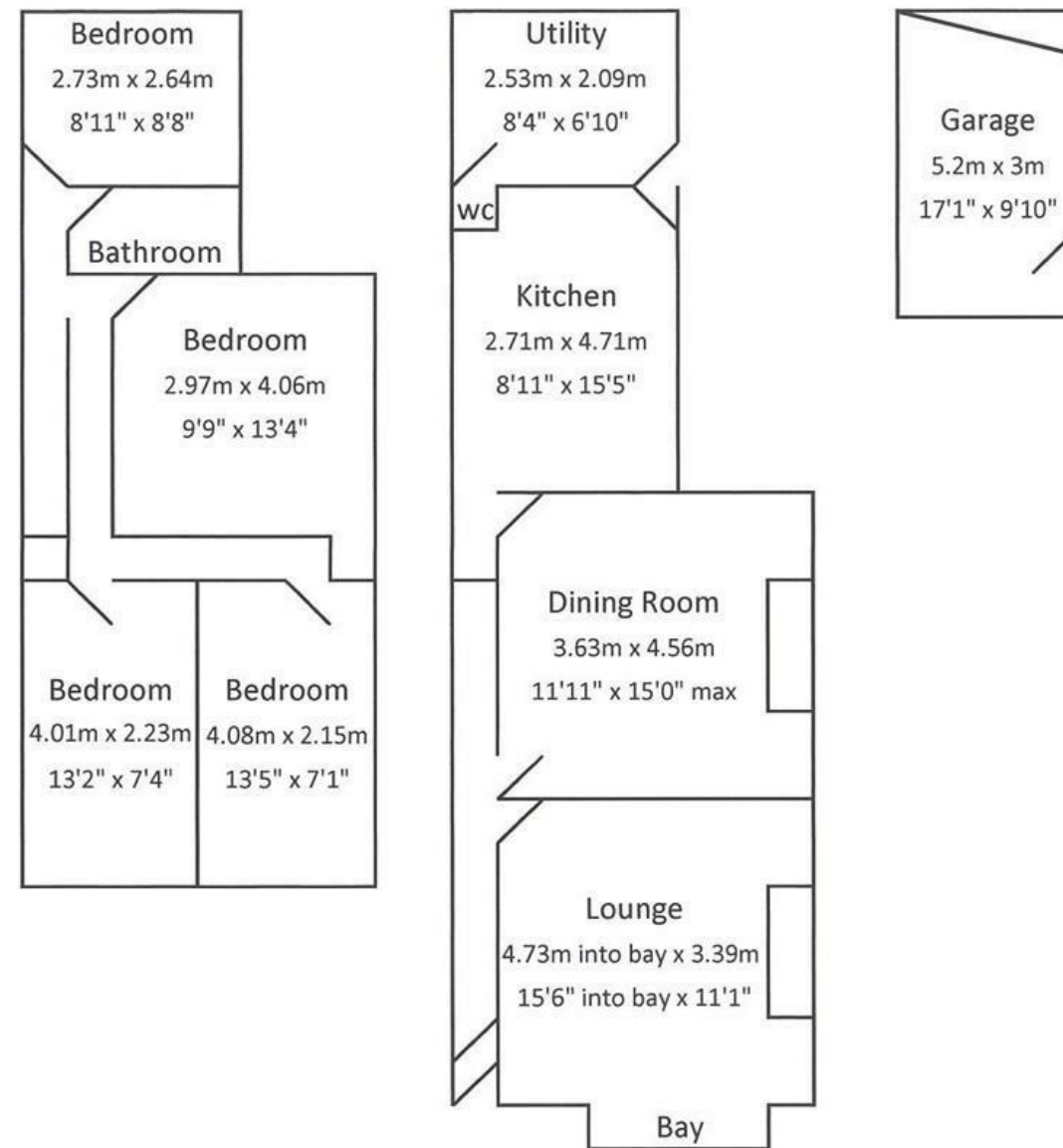


Floor Plan 82 Nelson Street



Not to Scale



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.

FOR SALE BY INFORMAL TENDER ON FRIDAY 10TH JANUARY 2025 AT 12 NOON (subject to conditions & prior sale). GUIDE PRICE £125,000 - £150,000 PLUS. NO CHAIN. Period mid terraced town house presenting an excellent opportunity for both owner-occupiers and buy-to-let investors. Boasting four spacious bedrooms, this property is perfect for families or those just seeking extra space whilst the two front bedrooms could be reconfigured back to a larger principle bedroom if required. There is also loft access with again further potential to create additional accommodation (subject to necessary consents). Single garage located to the rear providing valuable storage options/parking. UPVC D.G. & Gas C.H.

DESCRIPTION

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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 take the first exit & at the next mini roundabout take the last exit onto Crewe Road. Proceed along Crewe Road which continues into Nantwich Road & turn left into Walthall Street, then right into Nile Street then the next left turn into Nelson Street where the property will be o0bserved on the right hand side.

LOCATION - CREWE

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

NEARBY 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.

INFORMAL TENDER PROCEDURE

FOR SALE BY INFORMAL TENDER ON FRIDAY 10TH JANUARY 2025 AT 12 NOON (subject to conditions & prior sale). GUIDE PRICE £125,000 - £150,000 PLUS.

The property is to be sold by informal tender (subject to conditions & prior sale). Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office. Tenders are to be submitted in writing by 12 noon on Friday 10th January 2025 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact Louise on: / if required.

THE ACCOMMODATION:-

ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

LAUNDRY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

EXTERIOR

Low wall to front with gate & pathway to front entrance. Pea gravelled area to front. The rear of the property is low maintenance with plenty of opportunity to create planted space, lawn or plenty of seating etc. Single garage to rear & timber gate leading to rear residents access.

EPC RATING: C

COUNCIL TAX BAND: A

SERVICES

All mains gas, water, drainage & electricity 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. 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 , 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; , 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.