



33 SCAIFE ROAD | NANTWICH | CHESHIRE | CW5 5TS | OFFERS OVER £300,000





Located in a superb convenient position within a short walk of the town centre, and within a most popular residential 'no through road'.

The excellent well appointed two bedroom detached true bungalow has been well maintained & benefits both a modern kitchen and contemporary shower room.

The comfortable accommodation briefly comprises; Entrance Hall, Living Dining Room, Kitchen, Contemporary Shower Room, Bedroom One, Bedroom Two, Conservatory.

Externally, there is an ample driveway being ideal for those seeking off road parking. The slate chippings to the front garden with raised planted bed enable easy maintenance whilst a carport to the side certainly facilitates easier access. The enclosed rear garden is again presented in a relatively low maintenance style with slate chippings, patio & seating space and a pleasant selection of shrubs and plants including Roses & Lavender. There is also a single detached garage which has been used as storage only and greenhouse set within the garden. (Though the garage is not presently accessible from the driveway, there is the potential to create vehicular access if required).

UPVC D.G. & Gas C.H.

**NO CHAIN**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### 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 turn left into Millstone Lane. Continue to the traffic lights at the crossroads and turn left into Beam Street. Turn left into Scaife Road & continue where the property will be observed on the right hand side.

#### NANTWICH

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 1 hr 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 17'11" x 10'22"

#### ENTRANCE HALL







KITCHEN 12'0 x 7'6

BEDROOM ONE 14'6 x 8'9

SHOWER ROOM 6'10 x 5'6







BEDROOM TWO / DINING ROOM 8'11 x 8'10

CONSERVATORY 9'1 x 8'7







#### EXTERIOR

Externally, there is an ample driveway being ideal for those seeking off road parking. The slate chippings to the front garden with raised planted bed enable easy maintenance whilst a carport to the side certainly facilitates easier access. The enclosed rear garden is presented in a relatively low maintenance style with slate chippings, patio & seating space and pleasant selection of shrubs and plants including Roses & Lavender. Greenhouse.

#### DETACHED GARAGE / WORKSHOP 15'10 x 7'9

Though the garage is not presently accessible from the driveway, there is the potential to create vehicular access if required.

#### EPC RATING: D

#### COUNCIL TAX BAND: C

#### 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](mailto: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.

#### 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](mailto: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.

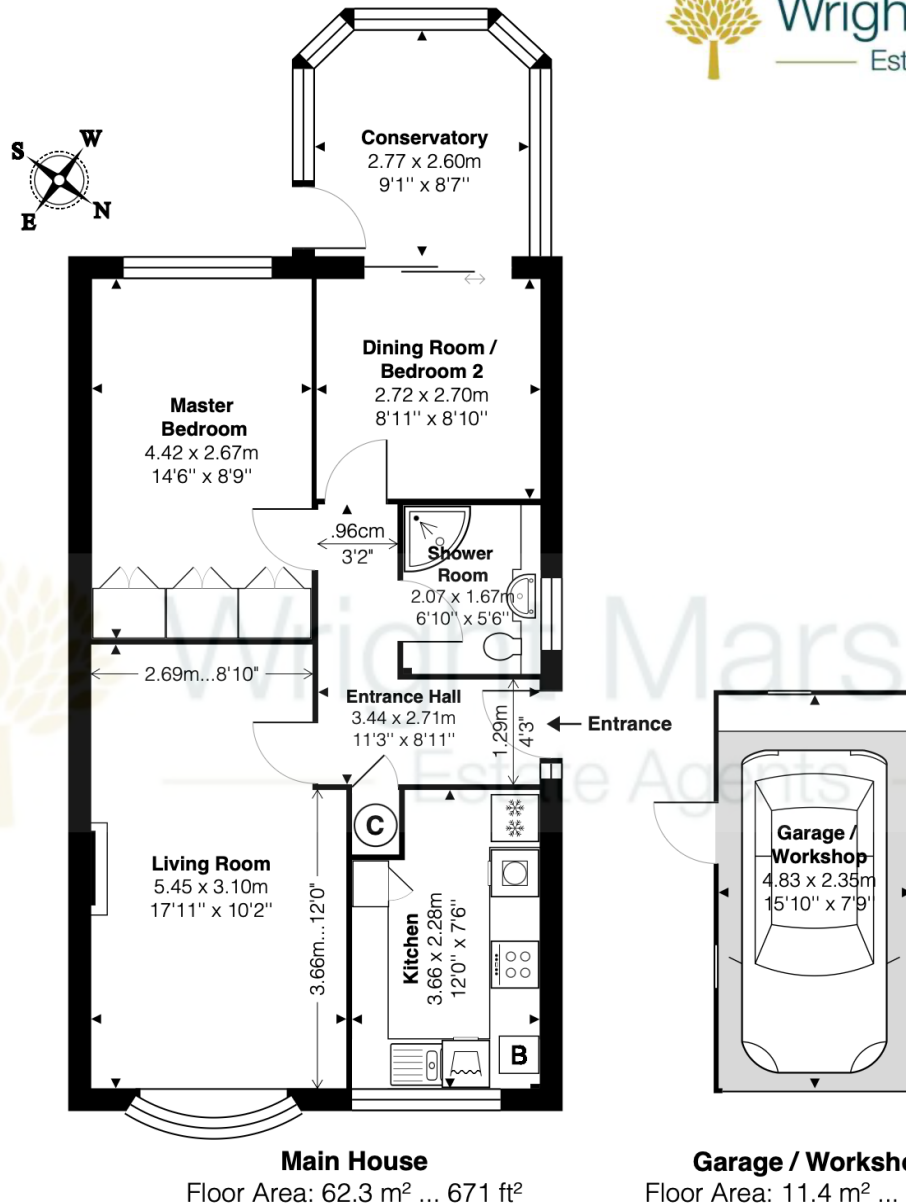








**Wright Marshall**  
Estate Agents



### 33 SCAIFE ROAD, NANTWICH, CHESHIRE, CW5 5TS

Approximate Gross Internal Area: 73.7 m<sup>2</sup> ... 793 ft<sup>2</sup> Includes Garage / Workshop

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.

Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

**Wright Marshall**  
Estate Agents

**Tel : 01270 625410**

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**wrightmarshall.co.uk**