



20 MIDDLEWICH ROAD | NANTWICH | CHESHIRE | CW5 6HL | OIRO £375,000



Standing in a popular & extremely convenient position close to Barony Park, the property is within striking distance of Sainsbury's food store, Barony Park & excellent schools whilst the varied facilities, shops & restaurants etc in the heart of Nantwich town centre are a pleasant walk away.

The extremely versatile four bedroom, two bathroom detached house (circa 1964) boasts marvellous extended accommodation being ideal for families in particular needing plenty of space.

The delightful property offers a perfect blend of space and comfort with two generously proportioned & inviting reception rooms plus a conservatory which enjoys a view of the good size South East facing rear garden. The Sitting Room features a wood burning stove whilst the Kitchen Breakfast Room also has the added benefit of leading to a Utility Room with Cloaks WC off.

The gardens are ideal with both a lawn to the front & rear, of which the rear is pleasantly presented for maximum enjoyment. Set in a desirable location, this home is an excellent opportunity for those seeking a spacious and well-appointed family home in a sought-after area of Cheshire with the benefit of two driveways making parking extremely generous.

UPVC D.G. & Solar panels.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout take the first exit onto Millstone Lane. At the junction proceed through the traffic lights continuing onto Barony Road. At the next set of traffic lights turn right onto Middlewich Road & just beyond the small car park on Barony Park, turn right into the avenue set back from the grass areas where the property will be observed in front of you.

NOTE: The property is within easy 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 PORCH 7'1 x 3'0

ENTRANCE HALL 12'9 x 6'7

FORMAL DINING ROOM / OFFICE 15'4 x 7'11





KITCHEN DINER 15'5 x 9'7





UTILITY / LAUNDRY ROOM 9'9 x 7'2

CLOAKS WC 4'11 x 3'0





SITTING DINING ROOM 22'10 x 13'11





CONSERVATORY 9'11 x 9'10

FIRST FLOOR LANDING





CONTEMPORARY FAMILY BATHROOM 8'4 x 5'6



BEDROOM TWO 12'6 x 7'9

ENSUITE SHOWER ROOM 7'9 x 6'9





BEDROOM ONE 12'2 x 11'2

BEDROOM FOUR 8'5 x 7'10

BEDROOM THREE 14'7 x 11'5





EXTERIOR

The property boasts twin driveways making parking incredibly easy whilst the lawned garden to the front is edged by hedging. Shrubs provide interest by the entrance door. Side access leads to the South East facing rear garden which is of a good yet manageable size with a lawn, seating areas and various shrubs & plants. There is an excellent useful 'storage lean to' to the side of the property. (Timber wood store & bespoke timber shed not included in the sale).

LEAN TO (SIDE) 24'2 x 4'2

BIN STORE 7'2 x 3'9

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Electric underfloor heating, electric storage heaters, convector heaters and solid fuel stove (in the sitting room). Solar panels are also fitted. 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 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.



