



16 ST ANNES LANE | OFF WELSH ROW | NANTWICH | CHESHIRE | CW5 5EH | OIRO £395,000



The exceptional four bedroom, two bathroom three storey town house emulating the style of a Georgian residence encapsulates versatile & well proportioned accommodation with its modern quality interiors which would suit a variety of purchasers including professionals or families wishing to be within a short stroll off the thriving town centre with all its facilities.

Briefly comprising; Entrance Hall, Cloaks/WC, 'L' Shaped Kitchen Dining Family Room. First Floor Landing, Living Room, Master Bedroom One with fitted wardrobes & Ensuite Shower Room. Second Floor Landing, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Part walled rear garden with lawn & paved patio.  
Single garage & parking space accessed via double opening electric gates.

UPVC D.G. (part sash style) & Gas C.H.

**VIEWING IS HIGHLY RECOMMENDED IN ORDER TO APPRECIATE THE SPACIOUS  
PROEPTY & DESIRABLE PRIME NANTWICH LOCATION**





#### DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge. Continue & turn left just after 'Street' restaurant where the property will be observed on the right hand side.

#### WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences

#### 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.





#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

Attractive entrance door with stone effect surround. 2 Ceiling light points, radiator, sleek tiled floor. Stairs rising to the first floor. Built in storage cupboard.

#### CLOAKS / WC

Low level WC, pedestal wash hand basin, ceiling light point, radiator, continuation of tiled floor.





### 'L' SHAPED KITCHEN DINING FAMILY ROOM

(23'5 max x 16'6 max)

Wonderfully light & spacious the superb sociable & family friendly space enjoys a pleasant dual aspect and direct garden access.

The kitchen is comprehensively well equipped with a stunning contemporary range of stylish soft white gloss wall, base & drawer units incorporating breakfast peninsula. Attractive roll top laminate worksurfaces & matching upstands with inset sink unit & mixer tap. Recessed ceiling spotlights, uPVC double glazed window to the front, part tiled walls, tiled floor. Integrated appliances include; gas hob with extractor over, stainless steel splash back & extractor over, washing machine, fridge freezer, dishwasher & eye level electric double oven. The kitchen is open to the dining family area with 2 ceiling light points, radiator, wall mounted TV point, uPVC double glazed French doors to the rear garden, continuation of the tiled floor. Ample space for table & chairs.





#### FIRST FLOOR LANDING

Ceiling light point, stairs rising to the second floor.

#### LIVING ROOM (17'1 x 11'11)

Excellently appointed & well proportioned the room has 2 ceiling light points, radiator, two uPVC double glazed windows to the front, TV point.





#### MASTER BEDROOM ONE (10'6 x 9'2)

Well appointed the room features a ceiling light point, uPVC double glazed window with view over the rear garden, radiator, range of quality fitted wardrobes, TV point. Door to the Ensuite.

#### ENSUITE SHOWER ROOM

Stylish & modern there is a walk in shower with rainfall over head & hand held attachments. Recessed ceiling spot lights, uPVC double glazed window tall chrome ladder radiator / towel rail, fully tiled walls & floor, low level WC & wash hand basin.





**SECOND FLOOR LANDING**

Ceiling light point, built in cupboard.

**FAMILY BATHROOM (8'2 x 6'7)**

Panel bath with glass screen & mains shower over, low level WC, pedestal wash hand basin, recessed ceiling spotlights, fully tiled walls & floor, radiator, uPVC double glazed window.



**BEDROOM TWO (13'4 x 8'11)**

Ceiling light point, radiator, uPVC double glazed window.



**BEDROOM THREE (10'1 x 8'11)**

Ceiling light point, radiator, uPVC double glazed window.



**BEDROOM FOUR (9'1 x 8'2)**

Ceiling light point, radiator, uPVC double glazed window.



### EXTERIOR

Attractive traditional style black railings & pedestrian gate to the front with paved pathway to the entrance door & pleasant clipped evergreen shrubs.

The rear garden is a delightful manageable space which enjoys a good degree of sunshine. Predominantly lawned the part walled garden features a paved seating / dining area, paved pathway, gravelled borders & various shrubs and plants. Close boarded fencing to the side boundaries, wall to rear with brick pillars & pedestrian timber gate which leads to the parking area.

### SINGLE GARAGE

Up & over door. Single parking space to the front.

The parking is accessed via double opening electric gates located a short distance away from the property & leads to the parking and turning area with courtesy Victorian style standard lamp.





EPC RATING: B

COUNCIL TAX BAND: D

#### SERVICES

Mains water, gas, electricity & drainage are either 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

#### GROUND RENT & MAINTENANCE CHARGES

Ground rent: £300 annually (reviewed every 25 years).

Maintenance charge: £350 annually (on average).

NOTE: The managing agent is Emerson Management Services & the freehold is owned by Jones Homes (North West) Ltd

Garage insurance (cost applicable annually within the maintenance charge).

#### TENURE

Leasehold with vacant possession upon completion.

(Term: 999 years from 29.05.2015).

#### 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](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.

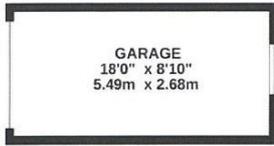




NEARBY SIGHTS OF NANTWICH (BELOW)



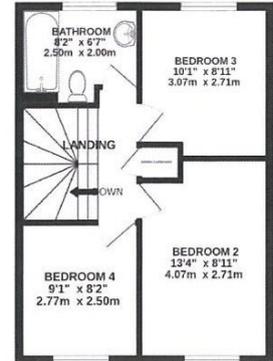
GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA . 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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