



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.

A delightful & well proportioned two bedroom semi detached house offering a unique opportunity for those seeking a tranquil yet prime location. Situated in an outstanding discreet 'backwater' cul de sac, the property enjoys a peaceful atmosphere while remaining conveniently close to the vibrant heart of Nantwich. With an exceptional kitchen diner, perfect for both casual meals and entertaining guests the space is designed to be both functional & highly inviting. The property also boasts a superb detached garden building - presently a perfect home office/cinema room set amidst the well-maintained part walled rear garden, which provides a delightful outlook and a serene space for relaxation or outdoor gatherings. Ample parking to paved front driveway. The property also comes with lapsed planning permission from 2021 for two-storey side & single-storey rear extension, offering the potential for further development to suit your needs.

DESCRIPTION

A delightful & well proportioned two bedroom semi detached house offering a unique opportunity for those seeking a tranquil yet prime location and hoping to find stylish modern accommodation and a high degree of natural light. Situated in an outstanding discreet 'backwater' cul de sac, the property enjoys a peaceful atmosphere while remaining conveniently close to the vibrant heart of Nantwich. With an exceptional kitchen diner, perfect for both casual meals and entertaining guests the space is designed to be both functional & highly inviting.

Briefly comprising; Entrance Hall, Living Room with decorative fireplace, outstanding naturally light Kitchen Diner, Cloak Room, Separate WC. First Floor Landing, Bedroom One (front), Bedroom Two (Rear), delightful Bathroom.

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MUST BE VIEWED TO BE FULLY APPRECIATED

DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout. Proceed Ahead towards Churches Mansion roundabout & turn right into Spring Gardens 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 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

LIVING ROOM

14'6 x 12'10 (4.42m x 3.91m)

KITCHEN DINER

17'2 x 16'1 (5.23m x 4.90m)

CLOAKS ROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM ONE

13'1 x 9'11 (3.99m x 3.02m)

BEDROOM TWO

12'1 x 8'6 (3.68m x 2.59m)

BATHROOM

8'7 x 7'4 (2.62m x 2.24m)

AGENTS NOTE

Lapsed planning permission for a two storey side and single storey rear extension. Application No: 21/1316N. Decision notice dated 29/06/2021.

EXTERIOR

The property stands in a discreet 'backwater' cul de sac in the heart of historic Nantwich being within a short distance of all the towns shops & facilities. There is an excellent paved driveway to the front of the property providing super parking provision with evergreen planting. Gated side access opening to the rear garden. The rear garden is an engaging space with the benefit of not being directly overlooked at the rear. Being beautifully part walled there is a super tiled entertaining & seating area and lawn. A perfect easy to maintain space whilst enclosed making it perfect for safe sociable gatherings, pets, children etc. Timber sheds to side.

DETACHED GARDEN BUILDING (OFFICE / CINEMA ROOM)

17'5 x 9'3 (5.31m x 2.82m)

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains gas, electricity, drainage and water services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: With time and temperature

control. 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 & 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.