



22 MARSH LANE | NANTWICH | CHESHIRE | CW5 5HH | OIRO £220,000



An incredibly charming and deceptively spacious two bedroom end terraced town house offering impressive character and beautiful bespoke carpentry throughout.

With an inviting atmosphere there is a pretty classic country style within the property.

The accommodation briefly comprises; spacious Living Dining Room with open fire & stairs rising to the first floor, bespoke hand crafted English Oak kitchen leading to a wonderful Garden Room with stove & exposed chimney piece. First Floor Landing, Bedroom One (front) with pretty view, Bedroom Two & Bathroom.

Located in a highly desirable established area within the town centre and just off historic Welsh Row, the excellent residence benefits from a friendly community atmosphere and convenient access to local amenities, schools, and transport links. Whether you are looking for a peaceful retreat, bolt hole or comfortable and stylish town centre home this really is a remarkable opportunity not to be missed.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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 beyond the turn for Queens Drive & turn left into Marsh Lane where the charming 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.

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. 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.





LIVING DINING ROOM



THE ACCOMMODATION:-
With approximate dimensions, comprises;



KITCHEN





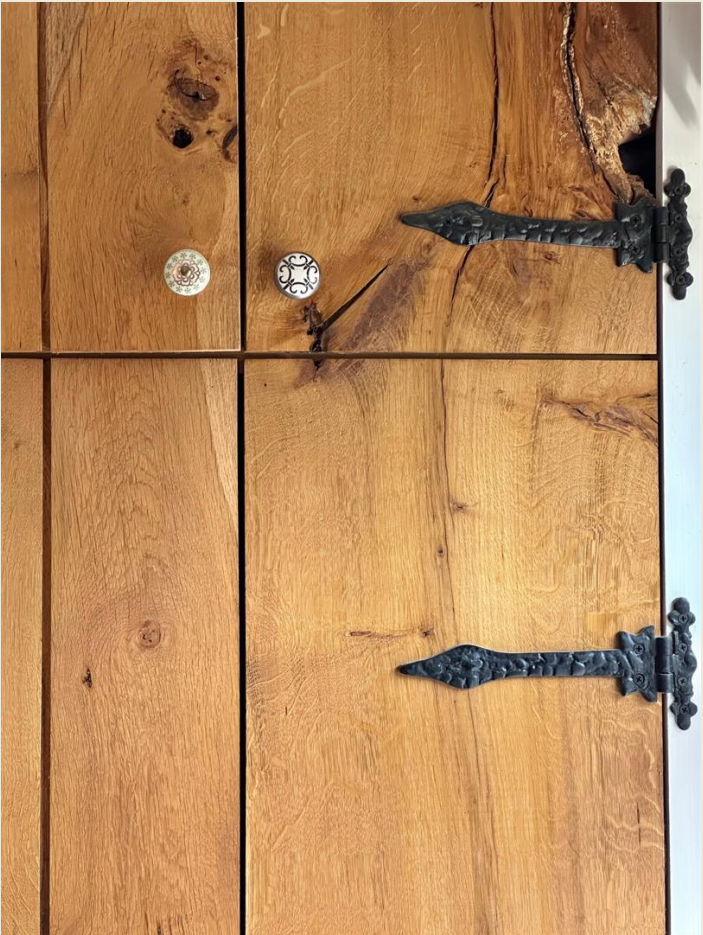
GARDEN ROOM





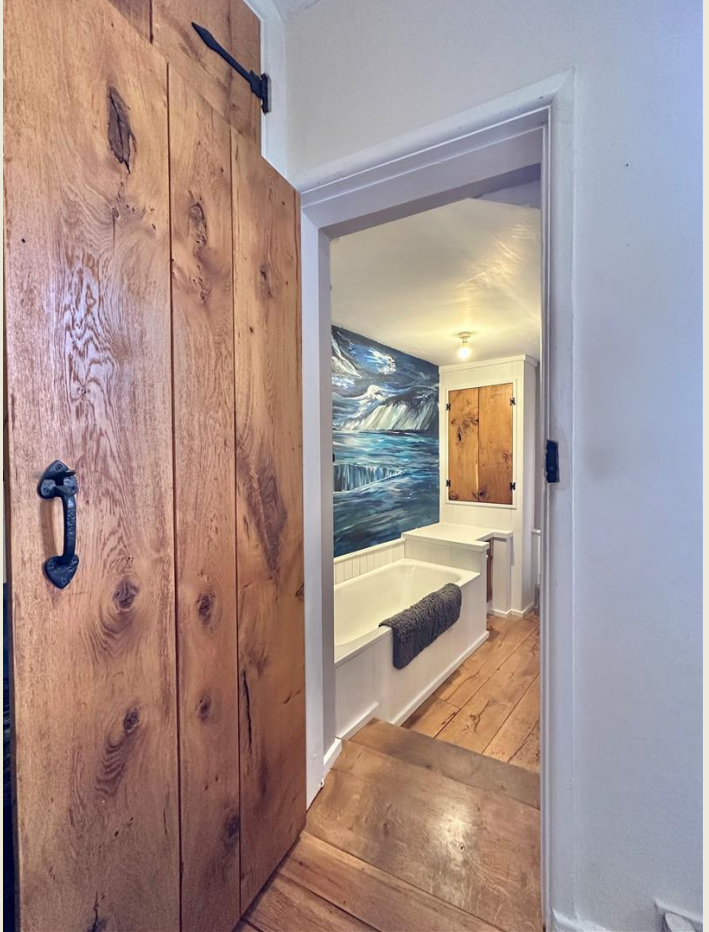
FIRST FLOOR LANDING

BEDROOM ONE





BATHROOM





BEDROOM TWO

EXTERIOR

Standing in a wonderfully quaint and convenient location within the town centre the charming character townhouse exudes pretty. Situated just off Welsh Row there is an incredibly lovely front cobbled garden with cottage style planting including flowering Current, Roses & Forsythia. The exterior is a sublime & tranquil setting in the heart of town. Space for coal & log store. Rear stable door to garden room enabling access to the exterior of the property for maintenance purposes.

EPC RATING: D

COUNCIL TAX BAND: A

SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). 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

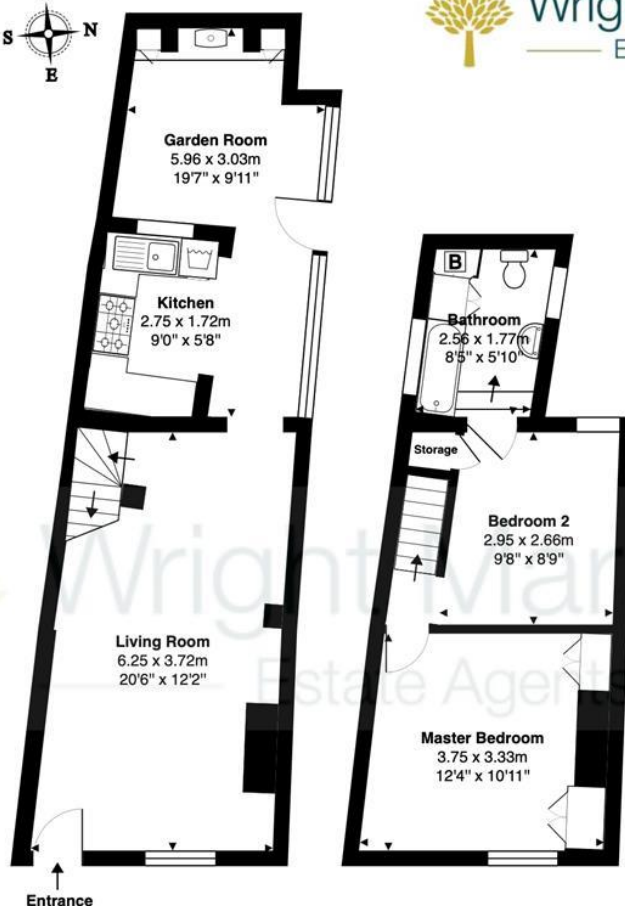
We can help you fund your new purchase with mortgage advice!

** 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.



Wright Marshall
Estate Agents



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Approximate Gross Internal Area: 68.5 m² ... 738 ft²

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.
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