



20 TAYLOR DRIVE | NANTWICH | CHESHIRE | CW5 5GG | OFFERS OVER £300,000



An extremely impressive mews style residence located just off historic Welsh Row in the delightful town of Nantwich. Wonderfully set in a highly convenient position with an engaging outlook to the canal opposite. The heart of Nantwich is a stroll away along with superb amenities, facilities & transport links also close to hand making the outstanding property an ideal choice.

This beautifully presented three storey property boasts generous & light accommodation throughout. The accommodation briefly comprises; Entrance Hall, Living Room with fitted shutters & view of the canal, recently fitted Kitchen opening to Dining Room, Cloaks WC.

First Floor Landing, Bedroom Two, Bedroom Three & recently fitted Family Bathroom.

A charming front garden enables a pleasurable spot to sit and enjoy the view to the canal to the front.

The beautiful easy to maintain enclosed rear garden is perfect for enjoying a morning coffee or hosting summer gatherings. Being fenced there is the assurance that children & pets are also safe within the lovely space with its patio, lawn & established Fig tree. Timber gate which provides access to the single garage to rear & parking.

UPVC D.G & Gas C.H.

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 to the aqueduct and at the traffic lights turn left into Taylor Drive where the property will be observed on the left 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.







THE ACCOMMODATION:-
 With approximate dimensions, comprises;

ENTRANCE HALL

LIVING ROOM 16'0 into bay x 10'6





KITCHEN

DINING ROOM 9'2 x 8'5



CLOAKS WC



FIRST FLOOR LANDING



FAMILY BATHROOM 5'10 x 6'4

BEDROOM TWO 13'8 x 12'4

BEDROOM THREE 8'10 x 7'2





SECOND FLOOR – MASTER SUITE

MASTER BEDROOM ONE 15'3 x 13'9





ENSUITE SHOWER ROOM

EXTERIOR

Standing in a wonderful location just off historic Welsh Row there is very pleasant external space for buyers to enjoy. The front of the property is gravelled with pretty front hedging which offers the perfect spot to sit, relax and enjoy the view of the canal opposite.

The rear garden is a safe environment for children & pets whilst also being manageable. There is a good sized patio, lawn & rear timber gate providing access. There is also an established Fig tree.

Enjoying not being overlooked to the rear, the exterior is a sublime setting in the heart of town.

SINGLE GARAGE (LOCATED TO REAR) 18'3 x 8'6

EPC RATING: C

COUNCIL TAX BAND: D

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).

Please note the garage is leasehold - £50 per annum.

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.

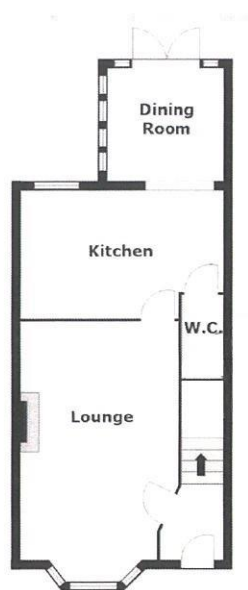
FINANCIAL ADVICE

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

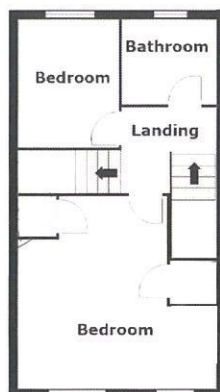
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

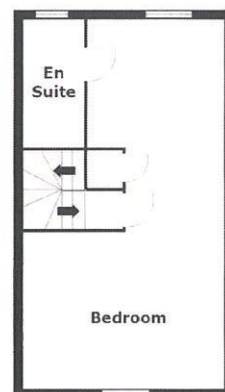




GROUND FLOOR



FIRST FLOOR



ROOF ROOMS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been listed and no guarantee as to their operability or efficiency can be given. DO NOT SCALE.