



Total floor area 112.7 m² (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Nestled in a tranquil location overlooking a wildlife habitat this delightful four bed, two bath detached house offers the perfect blend of modern living and comfort. Built in 2008, the property spans an impressive 1,346 square feet, providing ample space for families or those simply seeking a little extra room. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms & two bathrooms, there is plenty of space for family members or guests, making it a versatile choice for various lifestyles. Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area of Crewe offers a range of amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. An excellent opportunity for those seeking a modern, spacious home in a desirable location.

DESCRIPTION

Nestled in a tranquil location this delightful four bed, two bath detached house offers the perfect blend of modern living and comfort. Built in 2008, the property spans an impressive 1,346 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of space for family members or guests, making it a versatile choice for various lifestyles. The property boasts two bathrooms, which is a significant advantage for busy households, ensuring convenience and privacy for all. The contemporary design and quality finishes throughout the home create a warm and welcoming atmosphere.

Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area of Crewe offers a range of amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike.

In summary, this detached house on Ursuline Way presents an excellent opportunity for those seeking a modern, spacious home in a desirable location. With its thoughtful design and ample amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Continue beyond 'Tesco Express' & the petrol station continuing up Nantwich Road. Just beyond Danebank Avenue at the traffic lights turn right into Salisbury Avenue. Turn right into Salisbury Close and follow the road around the large open green space. Turn left into Ursuline Way and bear right where the property will be observed on the right hand side overlooking the wildlife area.

CREWE

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in

the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

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;

PORCH

ENTRANCE HALL

LIVING ROOM

15'11 x 11'3 (4.85m x 3.43m)

DINING ROOM

9'1 x 9'1 (2.77m x 2.77m)

KITCHEN BREAKFAST ROOM

14'8 x 10'8 (4.47m x 3.25m)

UTILITY ROOM

9'3 x 5'9 (2.82m x 1.75m)

CLOAKS WC

FIRST FLOOR LANDING

MASTER BEDROOM ONE

15'11 x 11'11 (4.85m x 3.63m)

ENSUITE SHOWER ROOM

BEDROOM TWO

12'7 x 9'6 (3.84m x 2.90m)

BEDROOM THREE

9'3 x 8'8 (2.82m x 2.64m)

BEDROOM FOUR

9'5 x 7'11 (2.87m x 2.41m)

FAMILY BATHROOM

EXTERIOR

The property enjoys a superb position within the modern development with the benefitting of enjoying a glorious outlook over designated open space & trees. The front garden

is well stocked with established front hedging & paved pathway leading to the front entrance. Boasting a spacious corner plot the rear garden features a curved brick wall creating enhanced privacy. A pleasant lawn & patio allows buyers to use the garden space to its maximum benefit along with the brick built single garage to the rear with side personal door. Tarmacadams driveway with off road parking provision.

DETACHED SINGLE GARAGE

Up & over door, personal door to side.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES & CHARGES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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. Annual ground rent: £150.

TENURE

Leasehold with vacant possession upon completion (Subject to Contract). Term: 999 years. (Start date 29/9/2008 and end date 31/12/3003).

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 , 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; , 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.