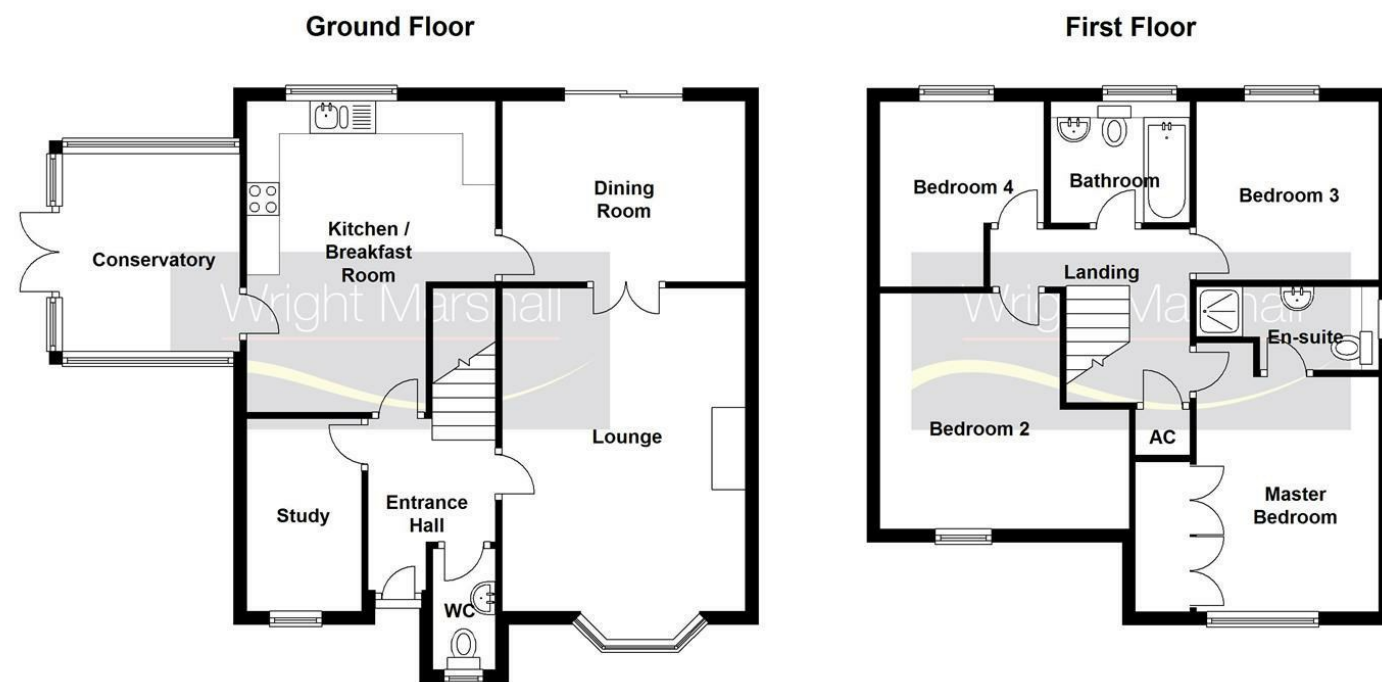




**Wright Marshall**  
Estate Agents

8 EDMUND WRIGHT WAY, NANTWICH CW5 5HQ

**OFFERS IN THE REGION OF £485,000**



MISREPRESENTATION ACT 1967.

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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.
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**56 High Street, Nantwich, Cheshire, CW5 5BB**  
**T. 01270 625410 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)**

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NO CHAIN  
An exceptional 'Linden' built detached four bedroom, two bathroom house (circa 1998) superbly positioned within a sought after location within the town centre. Offering a perfect blend of comfort and modern living the property boasts a generous living space of 1,453 square feet, making it an ideal family home. Featuring two spacious reception rooms, kitchen diner & conservatory there is ample space for relaxation and entertaining guests the well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The exterior of the property is equally impressive, featuring parking for several vehicles & a distinctive detached double garage.

DESCRIPTION

Nestled in the charming town of Nantwich, Cheshire, this delightful detached house on Edmund Wright Way offers a perfect blend of comfort and modern living. Built in 1998, the property boasts a generous living space of 1,453 square feet, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The four bedrooms are thoughtfully arranged, offering privacy and tranquillity for all family members. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The exterior of the property is equally impressive, featuring parking for several vehicles along with a distinctive detached double garage. This convenience allows for easy access and ample space for family and friends to visit.

Located in a peaceful neighbourhood, this home is within close proximity to local amenities, schools, and parks, making it an excellent choice for families. The vibrant town of Nantwich is known for its rich history and picturesque surroundings, providing a delightful backdrop for everyday life. In summary, this detached house on Edmund Wright Way is a wonderful opportunity for those seeking a spacious and well-appointed family home in a desirable location. With its modern features and ample living space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.  
NO CHAIN

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. Turn left into Marsh Lane then turn right into Edmund Wright Way where the property will be observed on he 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

CLOAKS WC

LIVING ROOM

18'2 x 12'0 (5.54m x 3.66m)

DINING ROOM

12'0 x 9'1 (3.66m x 2.77m)

KITCHEN DINER

15'6 x 12'4 ('L' shaped - max. measurements) (4.72m x 3.76m )

CONSERVATORY

9'11 x 9'9 (3.02m x 2.97m)

OFFICE / PLAYROOM

9'7 x 5"8 (2.92m x 1.52m'2.44m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

13'5 x 9'1 (4.09m x 2.77m)

ENSUITE SHOWER ROOM

BEDROOM TWO

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

BEDROOM THREE

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

FAMILY BATHROOM

BEDROOM FOUR

12'5 x 11'9 (3.78m x 3.58m)

EXTERIOR

The property is superbly situated within a highly sought after residential locality close to historic Welsh Row & the town centre. Approached over a paved driveway (accessing just three exclusive properties), there is stunning Cheshire rail fencing to the front & attractive planting whilst the driveway enables extensive parking provision. There is a high quality detached double garage with climbing Roses, twin up & over doors and personal door to side. A lawned front garden is also interspersed with planting & climbing Roses add pretty colour to the front façade. Timber gated access to the side leading to an excellent paved courtyard style garden with feature planting opening to the excellent size lawned rear garden with feature circular entertaining & seating area. The

rear garden enjoys an excellent degree of privacy with is pleasant leafy backdrop.

DETACHED DOUBLE GARAGE

17'4 x 16'7 (5.28m x 5.05m)

(Ex show house sales office) 2 'up and over' doors, side personal door, 2 electric panel heaters, access to loft, fluorescent strip lights, 10 sockets, telephone point (not connected), 2 uPVC double glazed side doors.

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage 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. 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.