



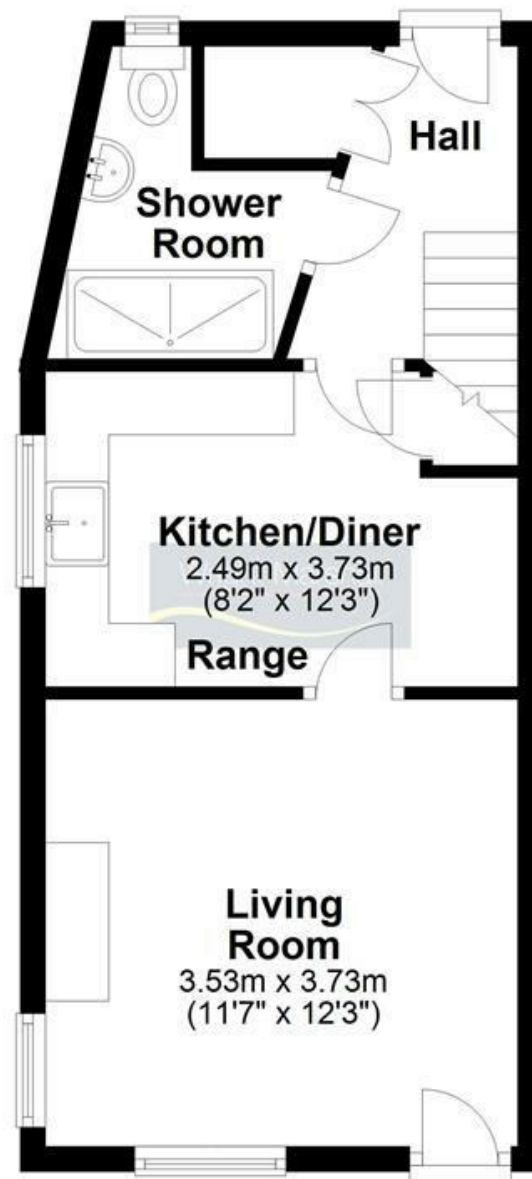
Wright Marshall
Estate Agents

1 GROCOTTS ROW, NANTWICH CW5 5BW

OFFERS IN THE REGION OF £285,000

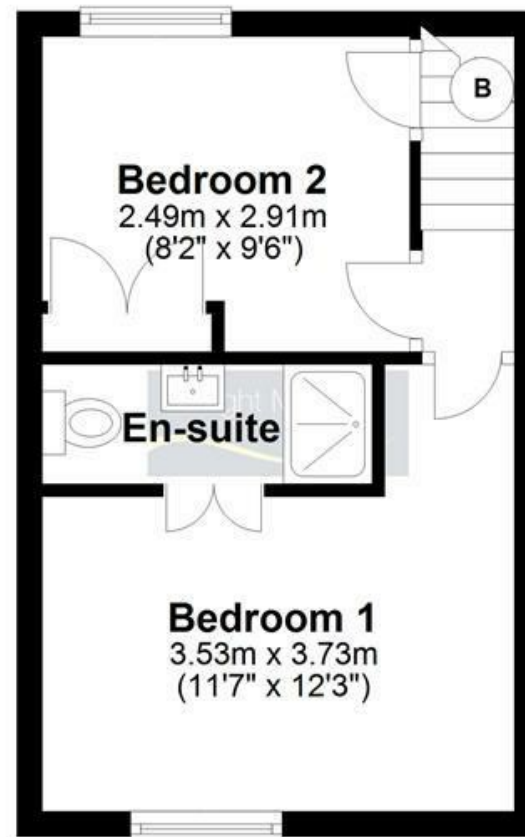
Ground Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.6 sq. feet)



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.
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DESCRIPTION

An utterly charming 'bijou' town centre end of row period cottage being a hidden gem nestled in a quaint backwater within the town centre, surrounded by equally delightful character properties, making this location extremely sought after. The pretty property is perfectly formed, boasting the highest specification throughout the stunning interiors, with exposed beams which create an elegant, cosy and highly attractive interior, subtle heritage paint colours and exposed timber internal doors.

The small but perfectly formed accommodation briefly comprises; Rear Entrance Hall with stairs to the first floor, Kitchen Diner, including a beautiful electric 'Rayburn', Living Room.

First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two. Of particular note is the good size cottage garden to the front with a charming Summer House & parking spaces for two vehicles.

Discerning purchasers would be undoubtedly incredibly impressed with the property on offer.

VIEWING HIGHLY RECOMMENDED IN ORDER TO FULLY APPRECIATE.

DIRECTIONS

From our Nantwich office go along Hospital Street to the roundabout and take the 2nd Turning onto Pratchets Row (A564) at the next roundabout take the 3rd exit onto Pillory Street and turn left into Pall Mall. The property will be observed on the left 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:-

LIVING ROOM

11'6 x 12'4 (3.51m x 3.76m)

An elegant & cosy room with dual aspect sectional double glazed windows overlooking both the front and side gardens and being fitted with stunning hard wood flooring. Highly attractive exposed Cheshire brick recessed fireplace with stone hearth and mantel over, ceiling beam, recessed ceiling spot lights, telephone & TV aerial points, fitted desk.

KITCHEN DINER

8'2 x 12'2 (2.49m x 3.71m)

A particularly attractive cottage style impeccably appointed dining kitchen, equipped with bespoke handmade base and

wall mounted solid timber units painted in a soft heritage colour. Integrated pull out base level fridge. Under mounted deep Belfast style sink unit with chrome antique style swan neck mixer tap over. Cream coloured gas fired 'Rayburn' with twin hob and two ovens. Deep solid timber oak work surfaces, sectional double glazed window to the side elevation, recessed ceiling spot lights, under stairs cupboard with dining space. Continuation of the tile flooring leading from the rear hall.

REAR HALL

SHOWER ROOM

4'11 x 7'11 (1.50m x 2.41m)

Extremely well appointed & of a good size, an ideal wet floored shower room with a full height glazed panel walk in shower, chrome radiator, fully tiled walls & floor, wall mounted wash hand basin, low level WC, recessed ceiling spotlights & extractor fan, a sectional double glazed window to rear elevation.

FIRST FLOOR LANDING

Recessed ceiling spotlights, smoke detector.

BEDROOM ONE

12'6 x 11'6 (3.81m x 3.51m)

A pretty & cosy room with a delightful aspect over the front garden. Recessed ceiling spotlights, radiator, sectional double glazed window, full height bespoke fitted wardrobes incorporating rails and shelving and cupboards over & painted in a soft heritage colour. Double opening attractive Pine doors leading to the Ensuite Shower Room.

ENSUITE SHOWER ROOM

Neatly presented with closed tiled shower cubicle & folding screen door, pedestal wash hand basin, tiled flooring, low level WC, recessed ceiling spot lights.

BEDROOM TWO

8'4 x 9'6 (2.54m x 2.90m)

Recessed ceiling spotlights, sectional double glazed window to the rear elevation, radiator, built-in cupboard with hanging & shelving provision with additional cupboard over painted in a soft heritage colour. Built in over stairs cupboard with attractive pine door & fitted with shelving incorporating wall mounted 'Worcester' combination gas fired central heating boiler, hinged access to loft.

EXTERIOR

OFF ROAD PARKING FOR TWO VEHICLES

The delightful & compact historic cottage stands proudly in a historic row of period cottages and benefits from an enchanting lawned garden with richly planted borders standing to the front of the cottage. Enjoying delightful aspects and surroundings & being sheltered by an abundance of established attractive trees and bordered by neat Beech & Privet hedging and quaint wooden picket fencing. The spacious lawned area is bordered by very well stocked flower beds incorporating an abundance of specimen flowers, plants and flowering trees.

A highly attractive painted timber octagonal shaped summer house with shingle roof stands neatly within the front garden and benefits from lighting and power and a gate within a clematis covered arbour leads to a dedicated off-street parking area being block paved and sheltered by neat privet

hedging.

The rear access is via a timber gate from Pall Mall with a pathway leading to the walled enclosed courtyard with access to the rear of the cottages. Brick built separate Utility Room / Store with light & power, sectional glazed window.

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

All mains water, drainage, electricity & gas services are connected (subject to statutory undertakers costs & conditions). Gas 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.

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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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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.