



26 WELLINGTON ROAD, NANTWICH, CHESHIRE, CW5 7BX

Approximate Gross Internal Area: 116.2 m² ... 1251 ft² Includes Outbuilding & Garage

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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NO CHAIN - FREEHOLD APARTMENT

An exciting & rare opportunity to acquire a two bedroom ground floor freehold apartment with single garage to rear & additional parking to the front centrally located within the town centre. Requiring sympathetic enhancement there is also a pleasant walled rear courtyard with outhouses. (No 26 & 26A are available to purchase as a whole - please contact the agents for further information).

DESCRIPTION

A RARE & EXCITING OPPORTUNITY TO PURCHASE A FREEHOLD GROUND FLOOR APARTMENT WITHIN THE TOWN. OFFERED FOR SALE WITH NO CHAIN
A well proportioned two bedroom ground floor apartment suitable for enhancement & modernisation with wonderful features including stained glass window, high ceilings & cornices. Boasting a single garage to the rear, walled rear courtyard & additional parking to the front of the property the centrally located position within a stroll of the shops and facilities, train station and schools this is a fine prospect indeed. (No 26 & 26A are available to purchase as a whole - please contact the agents for further information).

DIRECTIONS

Proceed from the Agents office on Pillory Street along Hospital Street and turn right at the mini roundabout passing Morrisons supermarket. At the next roundabout turn left proceeding over the level crossing (train station) and the property will then be observed on the 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

25'0 x 6'11 (7.62m x 2.11m)

LIVING ROOM

17'3 x 14'11 (5.26m x 4.55m)

BEDROOM ONE

13'9 x 3'8 (4.19m x 1.12m)

BEDROOM TWO

8'3 x 5'9 (2.51m x 1.75m)

SHOWER ROOM

10'7 x 5'8 (3.23m x 1.73m)

KITCHEN DINER

14'0 x 10'8 (4.27m x 3.25m)

UTILITY ROOM

9'0 x 8'11 (2.74m x 2.72m)

PANTRY

7'5 x 4'1 (2.26m x 1.24m)

EXTERIOR

The apartment is approached over a gravelled approach providing access for the residents of the stunning row of properties, set behind an established hedge. The apartment benefit from a parking space to the front also. Vehicular access to the side again provides access to the detached single garage with up & over door. A charming walled courtyard to the rear provides a delightful spot to rest and relax. There are also three useful outhouse/stores.

DETACHED SINGLE GARAGE

18'1 x 10'3 (5.51m x 3.12m)

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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

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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.