



7 CHALGROVE PLACE | HENHULL | NANTWICH | CHESHIRE | CW5 6YN | £107,500



AN EXCELLENT 50% SHARED OWNERSHIP OPPORTUNITY  
(RENT PAYABLE ON THE REMAINING 50%)

Situated in the charming area Henhull on the superbly designed 'Kingsbourne' development, this delightful two double bedroom townhouse presents an excellent opportunity for those seeking a comfortable and inviting home with interiors designed to maximise space and light, creating a warm and welcoming atmosphere.

The accommodation briefly comprises; Entrance Hall, spacious Living Room opening to the Kitchen Diner, Rear Hall, Cloaks WC. First Floor Landing, Bedroom One, Bedroom Two, Bathroom. Two parking spaces to the front & gravelled and paved rear garden make it an ideal easy maintenance home. Residents can enjoy the nearby shops, schools, delightful cafes, and parks the area has to offer.

The surrounding countryside provides ample opportunities for outdoor activities too. Being well-connected, with convenient transport links to nearby towns and cities close by you are never far from the hustle and bustle of urban life while still enjoying the tranquillity of a suburban setting.  
UPVC D.G. & Gas C.H.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From our Nantwich Office proceed along Waterlode toward the traffic lights. At the junction with Welsh Row proceed ahead along Waterlode and turn right at the traffic lights into the 'Kingsbourne' development. Turn left into Montgomery Avenue & bear right at the junction onto Thomas Fairfax Way then bear immediate left into the cul de sac where the property will be observed in the left hand corner.

#### 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. 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.

#### SHARED OWNERSHIP – 50%

Please note that the property is offered for sale on a 50% shared ownership basis.





#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

LIVING ROOM

#### KITCHEN DINER





REAR HALL

CLOAKS / WC





FIRST FLOOR LANDING



BATHROOM



BEDROOM ONE

BEDROOM TWO





**EPC RATING: B**

**COUNCIL TAX BAND: B**

#### SERVICES

All mains gas, water, electricity, gas & drainage 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

Leasehold with vacant possession. 125 years commencing 1.1.2014.

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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

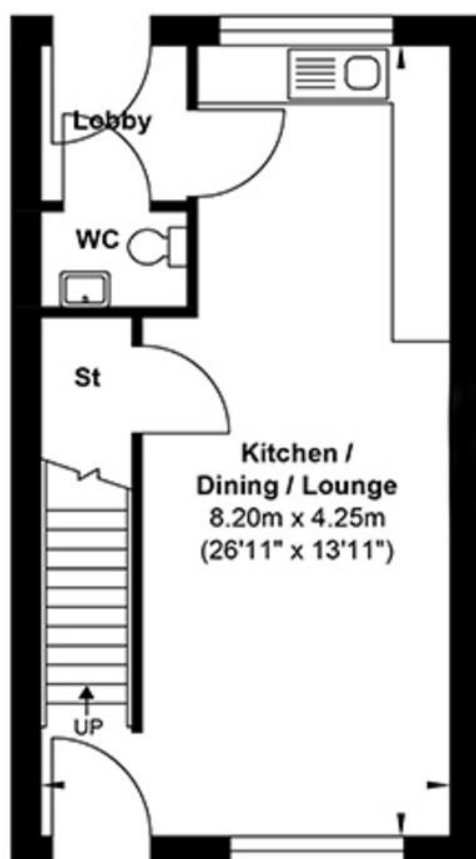
We can help you fund your new purchase with mortgage advice!

\*\* 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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

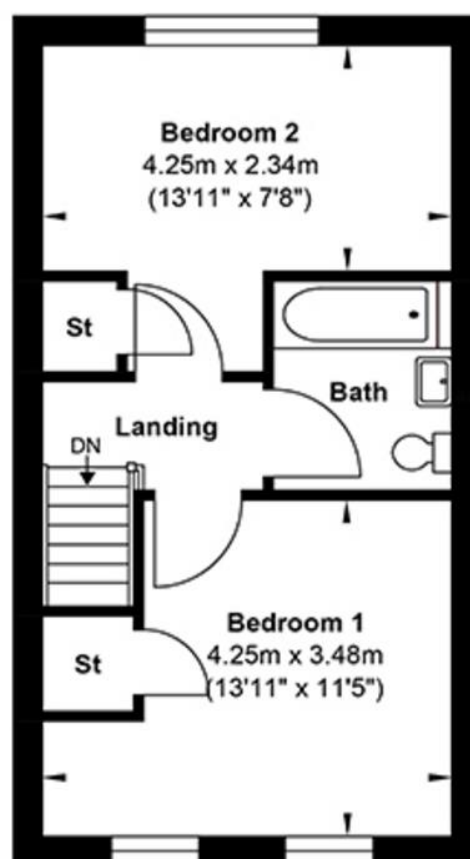
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



## Plots 160 & 163



**Ground Floor**



**First Floor**

Gross Internal Floor Area : 69.7 m2 ... 750.24 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.