



101 MARSH LANE | NANTWICH | CHESHIRE | CW5 5LD | OIRO £245,000



Nestled in the charming area of Marsh Lane, Nantwich, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

The house boasts a welcoming atmosphere, with ample natural light flowing through its accommodation which briefly comprises; Entrance Hall, Living Dining Room, Kitchen Breakfast Room, Side Hall / Utility. First Floor Landing, Bedroom One with fitted wardrobes, Bedroom Two, Office / Nursery / Small Bedroom Three, spacious Bath & Shower Room, Separate WC.

Outside, the property features low maintenance front & rear gardens, perfect for enjoying the fresh air or hosting summer barbecues etc. There is also a driveway to the front of the property providing off road parking and a pleasant established Laurel hedge. The location is particularly appealing, as it is situated within easy reach of local amenities, schools, and parks, ensuring that everything you need is just a short stroll away.

Nantwich is known for its rich history and picturesque surroundings, offering a delightful mix of traditional charm and modern conveniences. This semi-detached house on Marsh Lane presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community.

In summary, this property is a wonderful choice for anyone seeking a comfortable home in a desirable location. With its inviting interiors and convenient access to local facilities, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely house your new home.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

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 the prestigious Welsh Row. Turn into Queens Drive & continue towards Marsh Lane. The property will be observed on the left hand side.

NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

NANTWICH TOWN CENTRE

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 14'0 x 5'11

SIDE HALL / UTILITY ROOM 8'7 x 5'9





LIVING DINING ROOM

LIVING AREA 22'4 x 11'0

DINING AREA 8'6 x 5'5





BREAKFAST KITCHEN 14'4 x 7'11





FIRST FLOOR LANDING 13'3 x 11'4

BEDROOM TWO (DOUBLE) 11'11 x 9'2

SPACIOUS BATH & SHOWER ROOM 8'9 x 7'10

OFFICE / NURSERY / SMALL BEDROOM THREE 5'9 x 5'7

SEPARATE WC 5'0 x 2'11





BEDROOM ONE (DOUBLE) 1'2 x 10'0

VIEW TO FRONT





EXTERIOR

There are well appointed landscaped gardens to both the front & rear with care having been taken to create a created space featuring a variation of specimen shrubs and plants. Ease of maintenance has been a key component of both the front & rear gardens making life easier though buyers can certainly cultivate or alter the spaces if required. The front garden features an established Laurel hedge which provides pleasant screening and the driveway provides good off road parking space. The rear garden is again well appointed with numerous shrubs, a good quality timber shed with electricity and smart paved stone patio.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are either 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.

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.

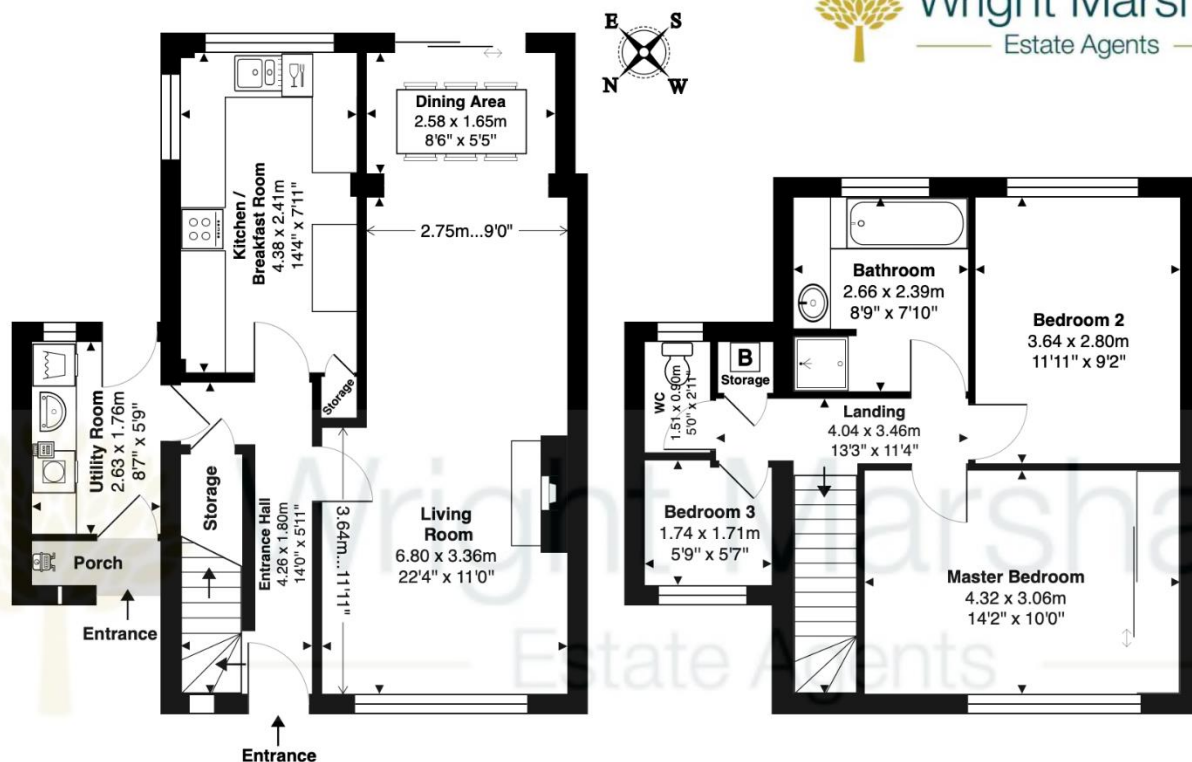
Your home may be repossessed if you do not keep up repayments on your mortgage.







Wright Marshall
Estate Agents



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk