Wright Marshall
Estate Agents



5 CHERRINGTON ROAD | NANTWICH | CHESHIRE | CW5 7AW | OIRO £275,000







wrightmarshall.co.uk

NO ONWARD CHAIN

An excellent opportunity to acquire this attractive, well-presented three bedroom semi-detached home, ideal for a variety of buyers including growing families or retirees.

Located close to excellent primary & secondary schools, the facilities within an easy stroll are exceptional. The lake and all town centre shops, cafes & facilities etc are all on your doorstep which within easy reach are superb transport links.

The accommodation briefly comprises; Entrance Hall, Living Room, Kitchen Diner, Conservatory. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Buyers have ample opportunity to add their own stamp & create their dream home within the spacious interiors.

Externally there is a pretty lawned garden with borders filled with established Roses, there is an excellent size driveway & detached single garage. The rear garden is presented in a low maintenance style with paved patios and pathways and planted shrubs together with a charming clipped evergreen arch.

UPVC D.G. & Gas C.H.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich on Wellington Road and turn right just past Park Road onto Western Avenue and turn left. Turn right into Cherrington Road where the property will be observed on the right hand side.



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. 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:-

ENTRANCE HALL







LIVING ROOM







KITCHEN DINER

CONSERVATORY









FIRST FLOOR LANDING

SHOWER ROOM







BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



EPC RATING: COUNCIL TAX BAND:

EXTERIOR

The property enjoys a good size driveway to the side & detached dingle garage. The front garden is charming with a lawn and well stocked borders featuring established Roses. The rear garden is presented in a low maintenance style with paved pathway & patio and plenty of shrubs and plants including a pretty clipped archway.

DETACHED GARAGE / WORKSHOP

SERVICES

All mains gas, water, drainage & electricity 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

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 & PLAN/S

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 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.

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.



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.

FLOOR PLANS PENDING

Wright Marshall
Estate Agents

Tel : 01270 625410

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

wrightmarshall.co.uk