



MISREPRESENTATION ACT 1967.

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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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN

Nestled in a charming row of terraced houses, this delightful & deceptively spacious two double bedroom town house offers a perfect blend of comfort and convenience together with a pleasant front garden, rear courtyard and local on road parking. Ideal for first-time buyers or perhaps buy to let investors the property boasts a well-designed layout that maximises space and light. With easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The vibrant town of Nantwich is known for its rich history and community spirit, providing a wonderful backdrop for your new home. With its appealing features and prime location, this property is not to be missed.

## DESCRIPTION

NO CHAIN

Nestled in the charming area near Barony Park, this delightful two-bedroom mid terraced town house offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy retreat, the property boasts a well-designed layout that maximises space and light.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The living dining room is both inviting and functional, providing an excellent space for relaxation or entertaining guests with a beautiful feature fireplace. The kitchen is equipped to meet your culinary needs, making meal preparation a pleasure.

The two bedrooms are generously sized, offering ample room for furnishings and personal touches. These spaces are perfect for restful nights and peaceful mornings. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Situated in a highly convenient location, with easy access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The vibrant town of Nantwich is known for its rich history and community spirit, providing a wonderful backdrop for your new home.

This terraced house presents a fantastic opportunity to embrace a lifestyle in one of Cheshire's most sought-after areas. With its appealing features and prime location, this property is not to be missed. Come and discover the potential of your new home in Nantwich.

## DIRECTIONS

From the agents office continue along Hospital Street & continue ahead at the mini roundabout. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout proceed onto Barony Road & turn left just after the turn for James Hall Street. The property will be observed directly ahead with on road parking to the rear and on Weaver Road.

## NANTWICH

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:-

With approximate dimensions comprises;

### LIVING DINING ROOM

### KITCHEN

### BATHROOM

### FIRST FLOOR LANDING

### BEDROOM ONE

### BEDROOM TWO

### EXTERIOR

Standing in a highly convenient location within walking distance of the town centre, Barony Park & Sainsburys, the delightful property features an easy to maintain exterior.

There is a pretty residents pathway leading to the row of period cottages. The front garden is accessed via a timber gate shared with No 10 Barony Buildings whilst a central pathway divides the garden sections. The property enjoys a generous paved patio space - perfect for relaxing & entertaining with a lawned area further beyond.

Timber gate with lock opening to the rear small paved courtyard.

### EPC RATING:

### COUNCIL TAX BAND:

### 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

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, 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.