Wright Marshall
Estate Agents



3 MANOR PLACE | HUNSTERSON | NANTWICH | CHESHIRE | CW5 7PW | OIRO £425,000







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An excellent country home nestled in a charming rural location yet suitably convenient for Nantwich town, schools & excellent transport links.
The engaging & highly attractive three bedroom semi detached house features traditional character with modern convenience. Boasting a warm and inviting atmosphere, perfect for those seeking a cosy home in a tranquil location.

Well proportioned & highly inviting accommodation is ideal for a variety of purchasers and additionally the external space is outstanding being set back beyond a generous lawned front garden with mature planting.
A recently completed gated driveway ensures extensive off road parking, beyond is a carport & gate opening to an expansive rear garden predominantly laid to lawn with external timber stores / open garaging etc.
UPVC Double Glazing.

Situated within easy reach of superb primary, secondary schools, Nantwich town and excellent transport links, this property really does offer something or everyone.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A51 South (London Road) in the direction of Woore. Continue through Stapeley & Walgherton passing The Boars Head restaurant on the left & proceed ahead. At the crossroads signed Checkley (left) & Bridgemere (right) turn right into Bridgemere Lane. Continue just beyond the cross roads (Pewit Lane & Hunsterson Road) and the property will be observed a short distance further on, on the right hand side.

LOCATION - HUNSTERSON

Rurally located, Hunsterson is a charming hamlet approx. 5 miles South of Nantwich which benefits from a primary school further along the lane. Excellent transport facilities & amenities are all within easy reach and the popular 'Bridgemere Garden Centre' is a short drive away.

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:-
With approximate dimensions, comprises;

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL





LIVING ROOM











KITCHEN DINER











FIRST FLOOR LANDING





BEDROOM ONE

FAMILY BATHROOM

BEDROOM TWO





BEDROOM THREE

EXTERIOR

Standing in a wonderful & tranquil row of traditional style properties, the property enjoys the best of rural living without being isolated. The recently completed paved driveway is a fantastic feature of the home which provides extensive parking via timber gate. In addition there is also an extremely useful car port located to the side of the property and beyond is gated access to the impressive & particularly generous lawned rear garden. The exterior is very much a sublime & tranquil setting to rest, relax & immerse yourself in this splendid rural locality however for anyone requiring storage for business use, vintage tractors, cars etc there is so much scope to further enhance the space to suit buyers needs, if required and use the existing timber open garaging & stores. Mature trees & planting create a glorious naturalistic atmosphere which enhances the already wonderful rural locality.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. Private drainage (septic tank located at No 1 Manor Place). 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 & 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.





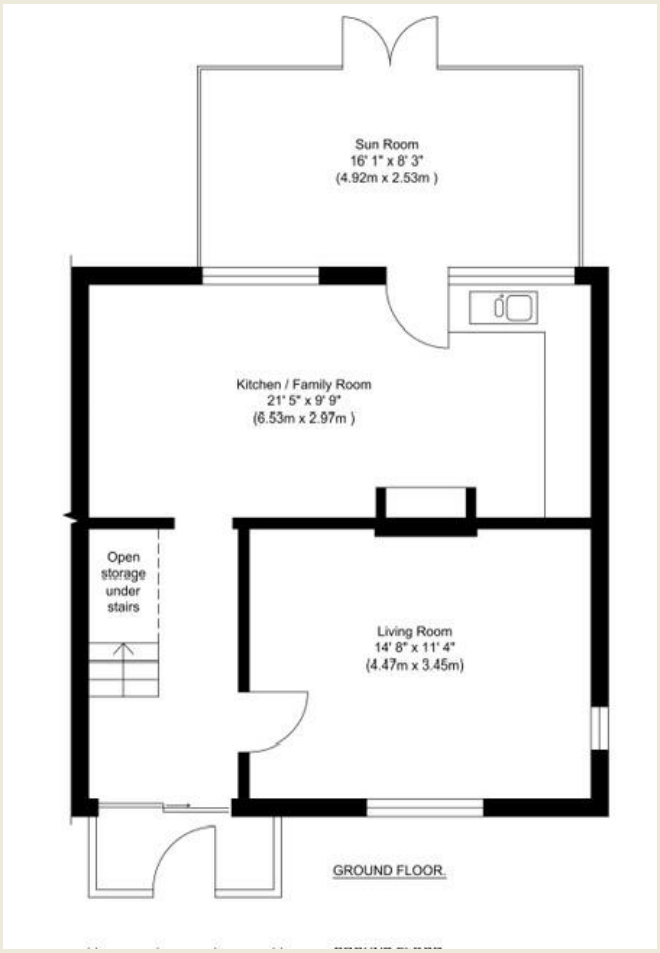


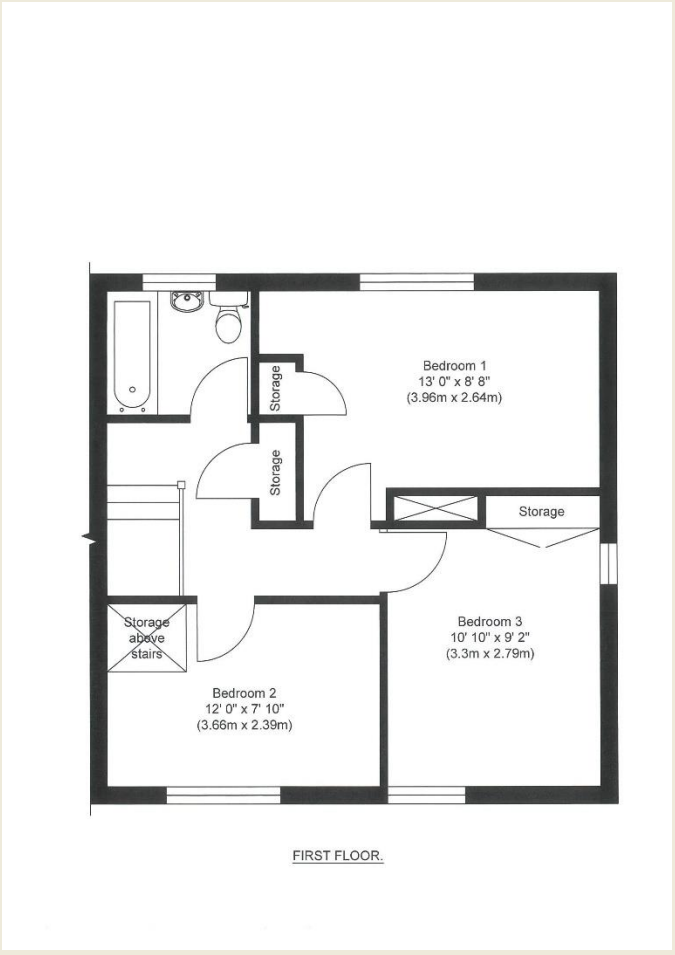


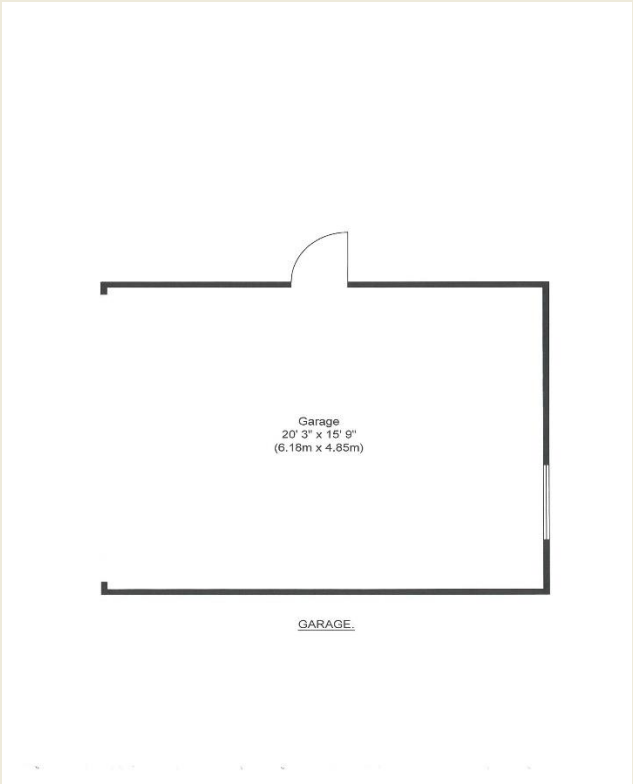












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