



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)



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.
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An outstanding immaculately presented Four Bedroom Detached House standing within an established & highly popular cul de sac position, within walking distance of the town centre. Boasting naturally light & versatile accommodation with the benefit of a superb summer house within the pleasant rear garden.

Highly attractive driveway providing ample off road parking & beautifully landscaped gardens to the front & rear. This is a fantastic home in a sought after town location.

UPVC D.G & Gas C.H. VIEWING HIGHLY RECOMMENDED

## DESCRIPTION

The convenience of town is highly evident when referring the excellent location of 'The Broadway'. With a generous garden, ample off road parking and superbly appointed interiors, a wide range of buyers are sure to be impressed by the excellent well proportioned home on offer.

Reconfigured, impeccably appointed & decorated by the present owners, the accommodation briefly comprises; Entrance Hall, Living Room, Dining Room, Fitted Kitchen, Utility Room, Cloaks/WC, Family Room/Office converted from integral single garage). First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom.

Highly attractive spacious driveway to the front with specimen planted border.

Gated side access to the fantastic lawned rear garden with spacious paved seating / entertaining areas. Large cabin / shed (potential home office) & separate summerhouse. Attractive planting & fenced boundaries.

UPVC D.G. & Gas C.H.

## DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Continue ahead along Crewe Road & turn left into Mount Drive. Turn left into The Broadway & continue ahead into the lower cul de sac with turning circle. The superb property will be observed on the right hand side.

NOTE: The property is within pleasant walking distance of the town centre.

## AGENT'S NOTE:-

With outstanding 'ready to move into' condition & of high appeal, the present owners have created a particularly comfortable home which is ideal for easy town centre living & well suited for a variety of buyers.

VIEWING IS STRONGLY RECOMMENDED.

## NANTWICH

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

Replacement composite four panel entrance door with glazed detail side panes. Recessed ceiling spotlights. Ceiling coving. Attractive wood flooring. radiator. Stairs rising to the first floor.

### LIVING ROOM

(10'10 x 16'9) ((3.30m x 5.11m))

Ceiling light point. Ceiling coving. Radiator. Fire recess with exposed brickwork and with a wood burning stove and hearth. UPVC double glazed window to the front elevation. TV point. Open to the dining room.

### DINING ROOM

(9'6 x 9'6) ((2.90m x 2.90m))

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed bi-fold doors opening to the rear. Door to the kitchen.

### KITCHEN

(9'6 x 10'10) ((2.90m x 3.30m))

Beautifully appointed the attractive contemporary kitchen is comprehensively well equipped and fitted with a range of cream coloured wall, base and drawer units and granite effect work surface with inset single drainer sink unit and mixer tap. Recessed ceiling spotlights. UPVC double glazed window to the rear with an attractive garden view. Part tiled walls. tile effect floor with under floor heating. Integrated gas hob with extractor over. Electric double oven below. Integrated dishwasher. Fridge and freezer. Door to the utility room.

### UTILITY ROOM

Matching wall and base units. Light points. Space and plumbing for washing machine. Continuation of flooring. Door to the WC.

### STUDY (FAMILY ROOM / OFFICE)

(12'2 x 7'10) ((3.71m x 2.39m))

Highly versatile, the space is presently used as a Music Room but could be wonderfully light home office, playroom, gym etc. Recessed ceiling spotlights. Radiator. UPVC double glazed window to the front. Wood flooring.

### FIRST FLOOR LANDING

Ceiling light point. Loft access.

### BEDROOM ONE

(9'10 x 13'9) ((3.00m x 4.19m))

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window to the front elevation. Built in wardrobe/cupboard.

### BEDROOM TWO

(12'2" x 8'6") ((3.71m" x 2.59m"))

Ceiling light point. Radiator. Ceiling coving. UPVC double glazed window. Built in cupboard/wardrobe.

### BEDROOM THREE

(8'6 x 8'6) ((2.59m x 2.59m))

Ceiling light point. Radiator. Ceiling coving. UPVC double glazed window with attractive garden view.

### FAMILY BATHROOM

Contemporary and superbly appointed, the bathroom features a panelled bath with shower over and screen. Concealed cistern WC and wash hand basin. Light point. Radiator. Extractor fan. UPVC double glazed window. Part tiled walls and attractive flooring.

### BEDROOM FOUR

(8'2 x 6'7) ((2.49m x 2.01m))

Ceiling light point. Radiator. Ceiling coving. UPVC double glazed window with pleasant outlook over the rear garden.

### EXTERIOR

Situated in the lower cul de sac of this popular established residential ton centre locality, the property boats generous size gardens.

Approached over a particularly attractive block paved driveway with richly planted border, there is ample off road parking provision.

Side fence & gate opening to the beautiful rear garden. Being relatively low maintenance, the stunning landscaped garden features a good size lawn & extensive paved patio and entertaining areas.

A pretty painted summer house is pleasantly positioned by an attractive planted border with established hedging to the rear boundary. There is a large timber shed / cabin which has potential to be used as a possible home office space (subject to any necessary consents). The rear garden offers an ideal space to relax & entertain, whilst having the benefit of not being directly overlooked.

### EPC RATING: C

### COUNCIL TAX BAND: D

### 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: nantwicksales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

### SALES PARTICULARS AND 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.

## 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.

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## 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; nantwicksales1@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.