



81 BLAGG AVENUE | NANTWICH | CHESHIRE | CW5 5JZ | OFFERS OVER £230,000



Nestled in the town centre close to the canal & countryside beyond.

This splendid mature three bedroom townhouse style house offers a perfect blend of comfort and modern living with naturally light living space & a wonderfully spacious lawned South facing rear garden.

The accommodation briefly comprises; Entrance Hall, Living Dining Room, Kitchen, Utility Room. First Floor Landing, Bedroom One with built in wardrobes, Bedroom Two, Bedroom Three, Family Bathroom. Good size gravelled & part paved driveway to the front of the property. Particularly spacious rear SOUTH FACING garden predominantly laid to lawn and providing plenty of space should buyers wish to extend, subject to any necessary consents.

The house is set in an established neighbourhood which is within walking distance of Nantwich town centre being renowned for its rich history and vibrant community, offering a variety of local amenities, including shops, schools, and parks. This property presents an excellent opportunity for those looking to settle in a friendly and inviting area.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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 prestigious Welsh Row, over the bridge. Turn left into Marsh Lane then turn right into Edmund Wright Way and proceed. Turn right into Saltmeadows where the property is 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

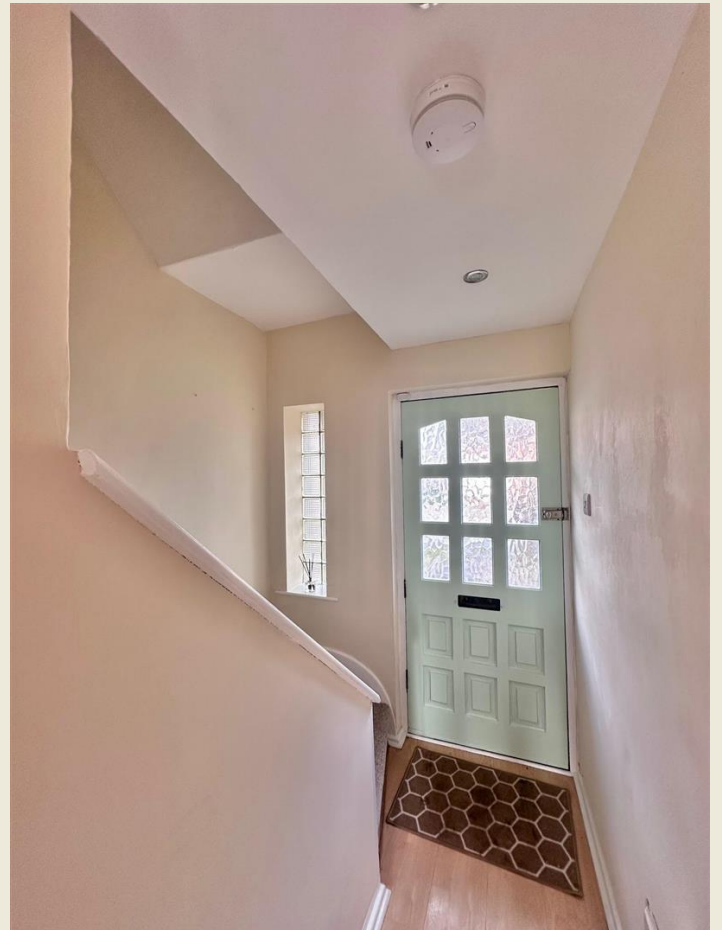
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid 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;

ENTRANCE HALL 11'2 x 5'11





LIVING DINING ROOM 22'1 x 11'0

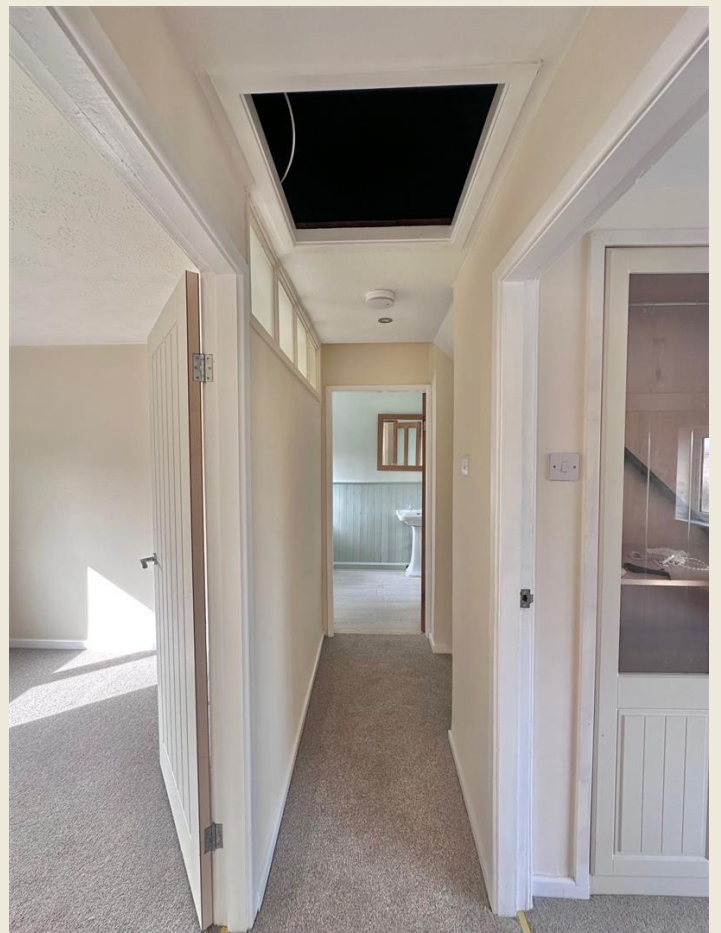




KITCHEN 11'2 x 7'11

FIRST FLOOR LANDING 8'8 x 2'6

UTILITY ROOM 11'1 x 5'10





BEDROOM ONE 14'1 x 10'3



BEDROOM TWO 11'6 x 9'0

BEDROOM THREE 8'8 x 8'1





FAMILY BATHROOM 10'11 x 5'8



EXTERIOR

Driveway to the front providing excellent off road parking provision. The rear garden is of a generous size predominantly being laid to lawn with paved patio. (Space for shed / greenhouse etc). There is also the opportunity for buyers to extend the property subject to any necessary consents.

EPC RATING: C

COUNCIL TAX BAND: B

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.

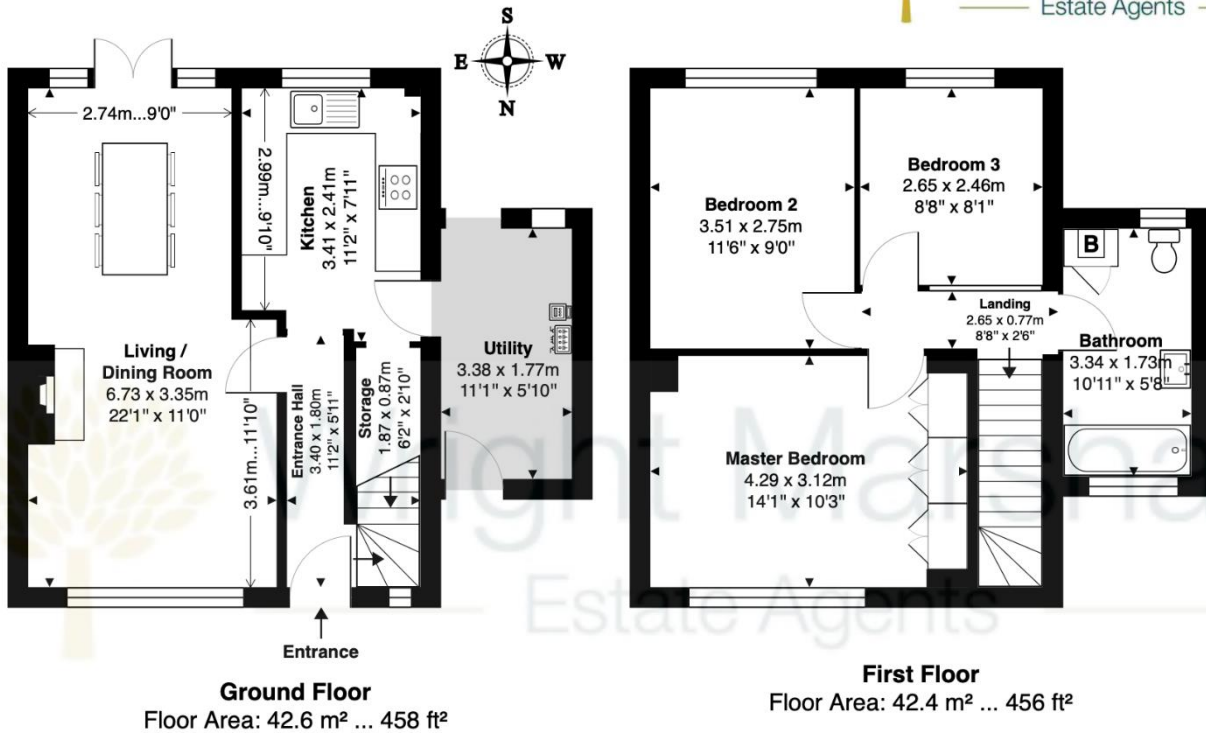
FINANCIAL ADVICE

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.





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Approximate Gross Internal Area: 85.0 m² ... 914 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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