



12 BRIDLE HEY | NANTWICH | CHESHIRE | CW5 7QE | OFFERS OVER £350,000



Occupying an established and well-regarded cul-de-sac position within the popular town of Nantwich, this attractive three-bedroom detached residence presents an outstanding opportunity for purchasers to create a superb long-term family home.

With unusually generous off-road parking, a garage/workshop and an enclosed, manageable rear garden, the property combines excellent practical credentials with exciting potential for personalisation and enhancement.

The broad frontage makes an immediate impression, with a substantial gravelled driveway providing extensive parking for several vehicles alongside a lawned garden and the attached garage/workshop. This valuable additional space is ideally suited to storage, hobbies, a home workshop or, subject to any necessary consents, potential future adaptation.

Internally, the home offers well-proportioned and versatile accommodation.

The principal living room is a notably generous space, centred around a feature fireplace and enjoying a pleasant outlook to the front. A fitted kitchen provides a practical working space, while a further bright reception area opens directly to the rear garden through sliding patio doors, creating an appealing connection between the interior and outside.

The three bedrooms provide comfortable accommodation for a family, guests or those seeking a dedicated study or home-working room.

To the rear, the enclosed garden offers an excellent balance of lawn, patio and mature established boundaries. Its manageable size makes it ideal for relaxed outdoor dining, family play or simply enjoying a private, green setting, while still providing ample scope for a purchaser to introduce their own landscaping vision.

Perfectly placed for Nantwich's wide range of shops, cafés, leisure facilities and transport links, the property also sits within sought-after local school catchments, adding further appeal for families.

This is an exciting opportunity to acquire a detached home with excellent foundations, generous outside space and the potential to become a truly exceptional forever home.

NO CHAIN





DIRECTIONS

From Nantwich take the A529 Wellington Road over the level crossing & proceed into Audlem road. Turn left into Bishops Wood then continue into Bridle Hey, follow the road around into the cul de sac 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.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE PORCH

ENTRANCE HALL

CLOAKS WC





LIVING ROOM 20'4 x 9'9



GARDEN / DINING ROOM 12'11 x 9'2



KITCHEN 9'5 x 8'1





FAMILY BATHROOM

FIRST FLOOR LANDING





BEDROOM ONE 11'3 x 9'6





BEDROOM TWO 9'5 x 8'9

BEDROOM THREE 10'0 x 8'4

EXTERIOR

Externally, the property enjoys an extremely generous frontage with a lawned garden, hedge boundary and very extensive gravelled driveway providing parking for several vehicles (space for motorhome etc), alongside an attached garage/workshop.

To the rear, there is an enclosed and manageable garden with a paved patio, lawned area, established trees and timber-fenced boundaries, offering ample scope for landscaping and outdoor enjoyment.

GARAGE / WORKSHOP 33'6 x 7'2

EPC RATING: D

COUNCIL TAX BAND: D



SERVICES

All mains water, gas, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). 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

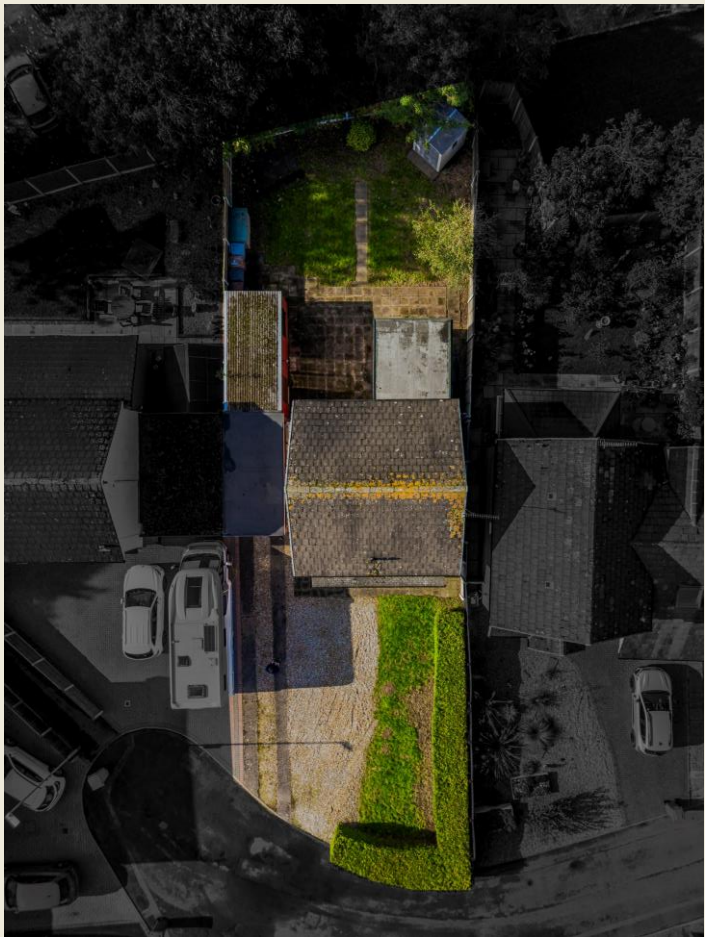
We can help you fund your new purchase with mortgage advice!

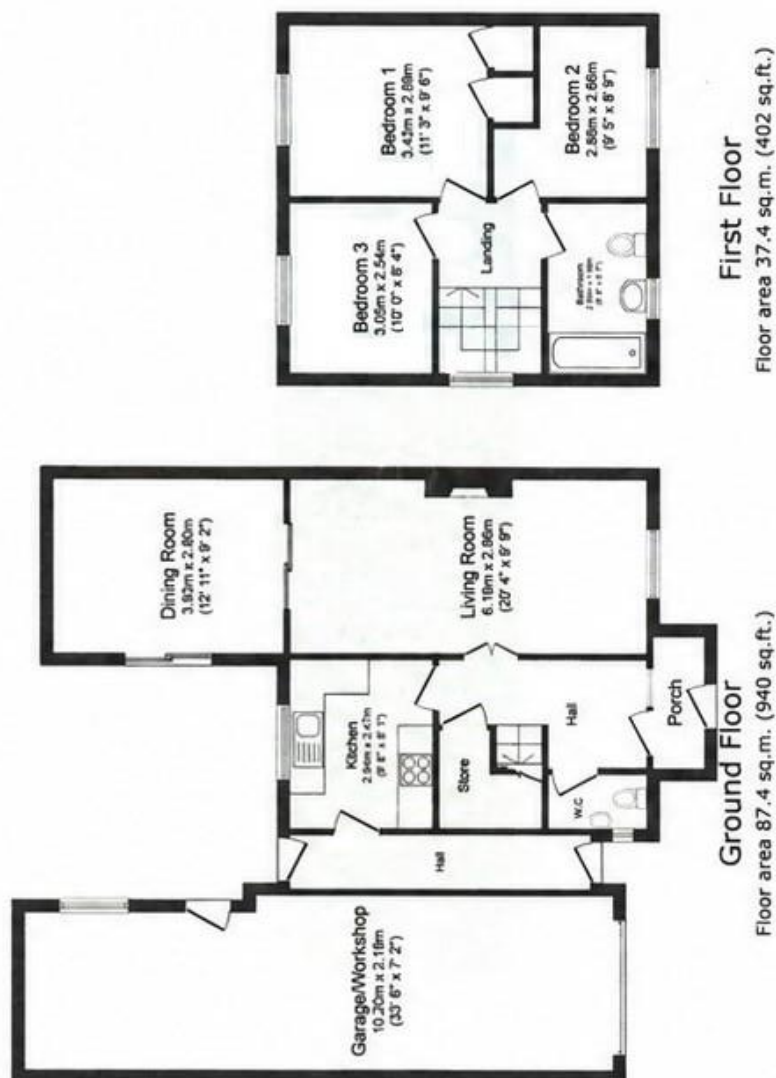
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.







Total floor area: 124.8 sq.m. (1,343 sq.ft.)

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