



15 Marsh Lane, Nantwich, CW5 5HH
Guide Price £225,000



In association with



A FINE BAY WINDOWED PERIOD END TERRACED HOUSE WITH A 60 FOOT GARDEN, IN NEED OF MODERNISATION, SITUATED IN AN EXCELLENT RESIDENTIAL LOCALITY 400 YARDS FROM THE TOWN CENTRE

SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Garden Room/Utility, Landing, Two Double Bedrooms, Shower Room, Double Glazed Windows, On Street Car Parking, 60 Foot South East Facing Garden.

DESCRIPTION

The property comprises a substantial end terraced house in a block of four, constructed of brick under a slate roof. The house itself encompasses approximately 800 square foot of accommodation and presents vast potential for modernisation and enhancement to fully unlock its considerable promise.

Outside, the 60 foot garden has been well developed over the years and now requires some cultivation.

LOCATION & AMENITIES

The property lies on the Western confines of Nantwich about 400 yards from the town centre. There is easy access to the towns excellent range day to day facilities, shops and amenities. The local canal network and alternative public footpath routes offer immediate contact with the open countryside and delightful walks. There are many nearby popular schools at both primary and secondary levels, the nearest being a short distance from the house.

Also, particularly well placed to access the major road networks to those planning to commute. Crewe station is less than 20 minutes drive with direct services to London Euston (90 minutes). Manchester Airport, one of Europe's busiest and fastest developing, is with a 45 minute drive with Manchester and Liverpool offering alternative big city entertainment, also easily accessible.

Approximate Distances:

Crewe Station 6 miles
Tarporley 8 miles
M6 (junction 16) 10 miles
Chester 19 miles
Manchester Airport 30 miles

DIRECTIONS

To reach the property from Nantwich, proceed along Welsh Row, turn left into Marsh Lane, proceed for 50 yards and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Single wall light.

LIVING ROOM

11'2" into bay x 11'5"

Timber fire surround with tiled hearth and gas fire, ceiling cornices, double glazed bay window, single wall light, open to dining room.

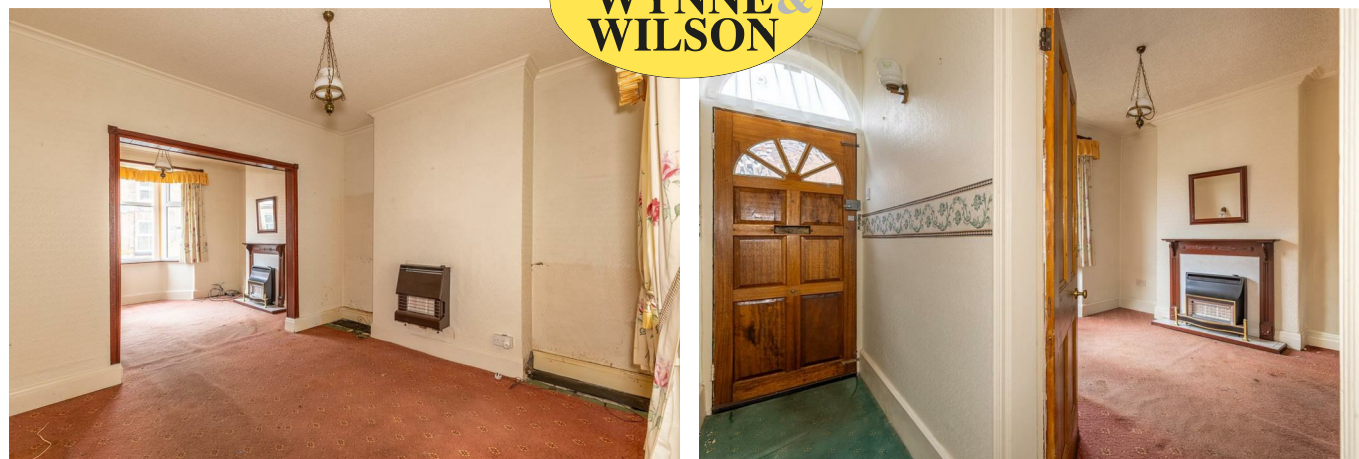
DINING ROOM

10'10" x 12'2"

Gas fire, window to garden room, ceiling cornices.



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KITCHEN

9'5" x 7'5"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, New World integrated oven and four burner gas hob unit with extractor hood above, part tiled walls, spot light fitting, plumbing for washing machine, window to garden room and double glazed window to rear.

GARDEN ROOM/UTILITY

9'1" x 6'1"

Double glazed windows to rear.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

10'5" x 5'1"

Access to loft, single wall light.

BEDROOM NO. 1

15'1" into wardrobes x 9'10"

Wall to wall fitted wardrobes, Baxi Brazilia gas fire.

BEDROOM NO. 2

10'9" x 9'1"

Electric heater.

SHOWER ROOM

9'4" x 7'5"

Low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with shower and seat, part tiled walls, laminate floor, electric heater, airing cupboard with Main gas domestic hot water heater.

OUTSIDE

Shared pedestrian access to side. Blue brick yard. Exterior light.

GARDENS

Steps lead to a well stocked rear garden with shrubs, specimen trees, crazy paved path, rockery and ornamental pool. An archway leads to a flagged area with a garden shed.

SERVICES

All mains services are connected.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

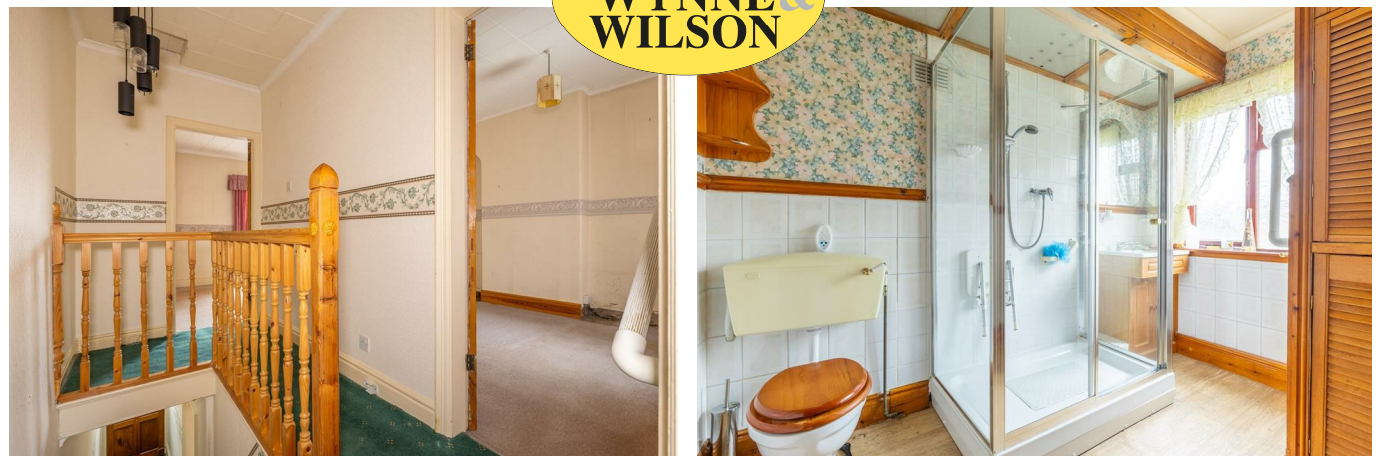
Band B.

VIEWING

By appointment with Baker Wynne and Wilson
012370 625214




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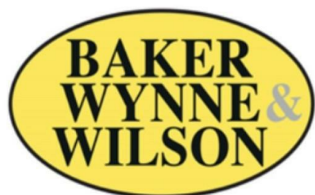


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



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