



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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**** IDEAL BUY TO LET PURCHASE - FOR SALE WITH EXISTING TENANT IN PLACE ****

An attractive four bedroom three storey town house situated within short distance from Bentley Motors and Leighton Hospital. The accommodation offers flexibility throughout. On the ground floor: entrance hall, guest bedroom/study with ensuite shower room, separate WC, kitchen with breakfast area. On the 1st floor there is living room and second bedroom. Top floor consists of master bedroom with ensuite and built-in wardrobes, 4th bedroom and family bathroom. Low maintenance garden is located at the rear of the house, accessible through the patio door in the kitchen. There are 2 allocated parking spaces available at the back of the property.

DESCRIPTION

**** FOR SALE WITH EXISTING TENANT IN PLACE - BUY TO LET INVESTORS REQUIRED ****

An attractive four bedroom three storey town house situated within short distance from Bentley Motors and Leighton Hospital.

The accommodation offers flexibility throughout & briefly comprises; Entrance Hall, Bedroom / Office & Ensuite, separate WC, Breakfast Kitchen. First Floor Landing, Living Room, Bedroom. Second Floor Landing, Master Bedroom One with Ensuite and built-in wardrobes, Bedroom Four & Family Bathroom.

There is a low maintenance rear garden with clipped Box hedges being conveniently accessible through the kitchen patio door. There are 2 allocated parking spaces available at the back of the property.

DIRECTIONS

From the agents Nantwich office proceed along Hospital Street, at the roundabout, take the 1st exit onto Millstone Lane/B5074, At the next roundabout, take the 3rd exit onto Crewe Road/B5338 & at the roundabout, take the 1st exit onto Nantwich Bypass/A51. At the Alvaston Roundabout, take the 4th exit onto Middlewich Road/A530. Continue to follow A530 and at the roundabout, take the 3rd exit onto Coppenhall Lane/A532, continue to follow A532. Turn left onto Minshull New Road, go through one roundabout. Turn right onto Rolls Avenue, at the roundabout, take the 3rd exit onto Alder Drive, turn right onto Redwood Drive where the property will be observed.

CREWE

here are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

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:-

ENTRANCE HALL

CLOAKS WC

BEDROOM / OFFICE

ENSUITE SHOWER ROOM

FIRST FLOOR LANDING

LIVING ROOM

BEDROOM

SECOND FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM FOUR

FAMILY BATHROOM

EXTERIOR

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES & CHARGES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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. Property annual service charge have been paid for 2025 in the sum of £168.00.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 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 , 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; , 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.