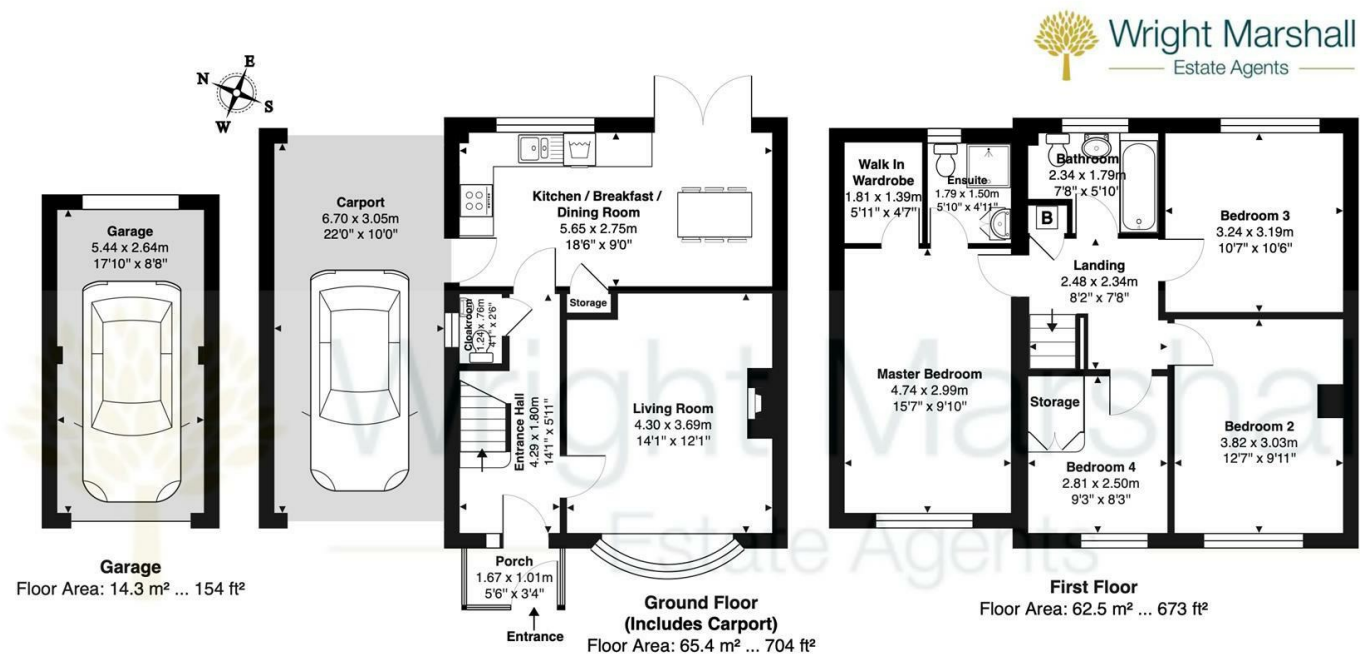




88 WHITEHOUSE LANE, NANTWICH, CHESHIRE, CW5 6HH
All Building Parts Approximate Gross Internal Area: 142.2 m² ... 1531 ft² Includes Carport & Garage
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NEW PRICE - MOTIVATED SELLERS

Nestled in a wonderful well screened position with a charming leafy outlook to the front, in one of the towns most popular locations, the superb four bedroom, two bathroom extended semi detached house offers ideal family friendly accommodation. The layout is thoughtfully designed to maximise both space and functionality, providing a welcoming atmosphere. Situated in a desirable location, this property benefits from the vibrant community of Nantwich, known for its rich history and picturesque surroundings. Residents can enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. The area is well-connected, making commuting to nearby towns and cities convenient. With the benefit of a carport, single garage & superb well established gardens there is much to make this property an ideal town centre home.

DESCRIPTION

Standing in a highly regarded established residential location within a short walk of Sainsburys & Highfields Primary School, the excellent extended semi detached house offers the perfect town centre lifestyle for a range of buyers. Providing an ideal position affording a leafy outlook to the front & enjoying not being directly overlooked to the rear. The superb four bedroom, two bathroom accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloaks WC, Kitchen Diner, Living Room. First Floor Landing, Master Bedroom One, Walk in Wardrobe & Ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom. Carport, detached single garage & delightful gardens to the front and rear. Predominantly lawned there are richly stocked planted shaped borders. Timber gate to the rear garden again predominantly lawned with paved patio & space for summerhouse/greenhouse, and pretty planting providing charming colour.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & turn right into Whitehouse Lane. The property will be observed well screened & set back behind the hedging on the left hand side.

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 PORCH

5'6 x 3'4 (1.68m x 1.02m)

ENTRANCE HALL

14'1 x 5'11 (4.29m x 1.80m)

CLOAKS WC

4'1 x 2'6 (1.24m x 0.76m)

KITCHEN DINER

18'6 x 9'0 (5.64m x 2.74m)

LIVING ROOM

14'1 x 12'1 (4.29m x 3.68m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

15'7 x 9'10 (4.75m x 3.00m)

WALK IN WARDROBE

5'11 x 4'7 (1.80m x 1.40m)

ENSUITE SHOWER ROOM

5'10 x 4'11 (1.78m x 1.50m)

BEDROOM TWO

12'7 x 9'11 (3.84m x 3.02m)

BEDROOM THREE

10'7 x 10'6 (3.23m x 3.20m)

FAMILY BATHROOM

7'8 x 5'10 (2.34m x 1.78m)

EXTERIOR

Providing an ideal position affording a leafy outlook to the front & enjoying not being directly overlooked to the rear. Excellent size double length carport, detached single garage & delightful gardens to the front and rear. Predominantly lawned there are richly stocked planted shaped borders. Timber gate to the rear garden again predominantly lawned with paved patio & space for summerhouse/greenhouse, and pretty planting providing charming colour.

CARPORT

22'0 x 10'0 (6.71m x 3.05m)

DETACHED SINGLE GARAGE

17'10 x 8'8 (5.44m x 2.64m)

EPC RATING: D

COUNCIL TAX BAND: C

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.