goodmove



# 8 Mallard Avenue, Nantwich, CW5 5WE
# Offers in excess of £190,000

Goodmove present this well-presented two-bedroom home situated in a popular residential area of Nantwich, offering comfortable accommodation across two floors, an enclosed rear garden and convenient access to local amenities and transport links.

The property offers a practical and well-proportioned layout, making it an ideal home for individuals, couples or small families.

Situated in the established residential area of Edleston, within easy reach of Nantwich town centre.
Nantwich offers an excellent selection of independent shops, supermarkets, cafés, restaurants, pubs and leisure facilities. A variety of local schools, green spaces and recreational facilities are available nearby.

Transport Links: Nantwich railway station provides services towards Crewe and Shrewsbury, with Crewe offering mainline connections to Manchester, Birmingham and London. Convenient road access to the A500, A51 and M6 motorway, making the property well placed for commuting to Crewe, Chester and surrounding areas.

This property offers an excellent opportunity to enjoy comfortable living in a convenient Nantwich location

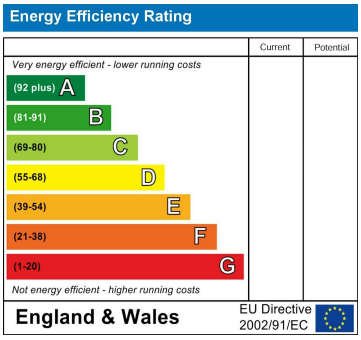


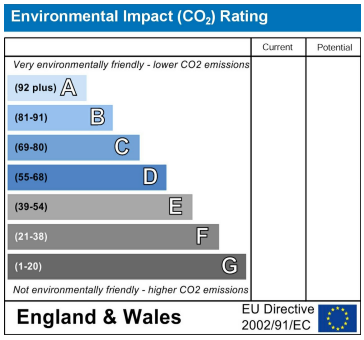


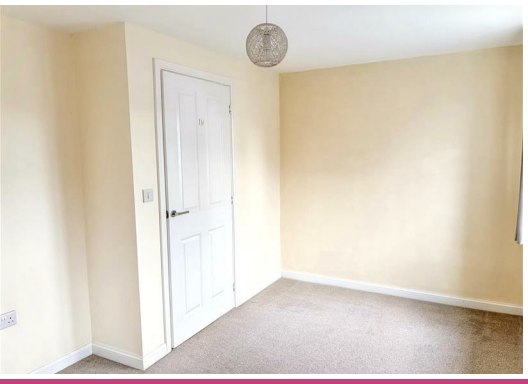


## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







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