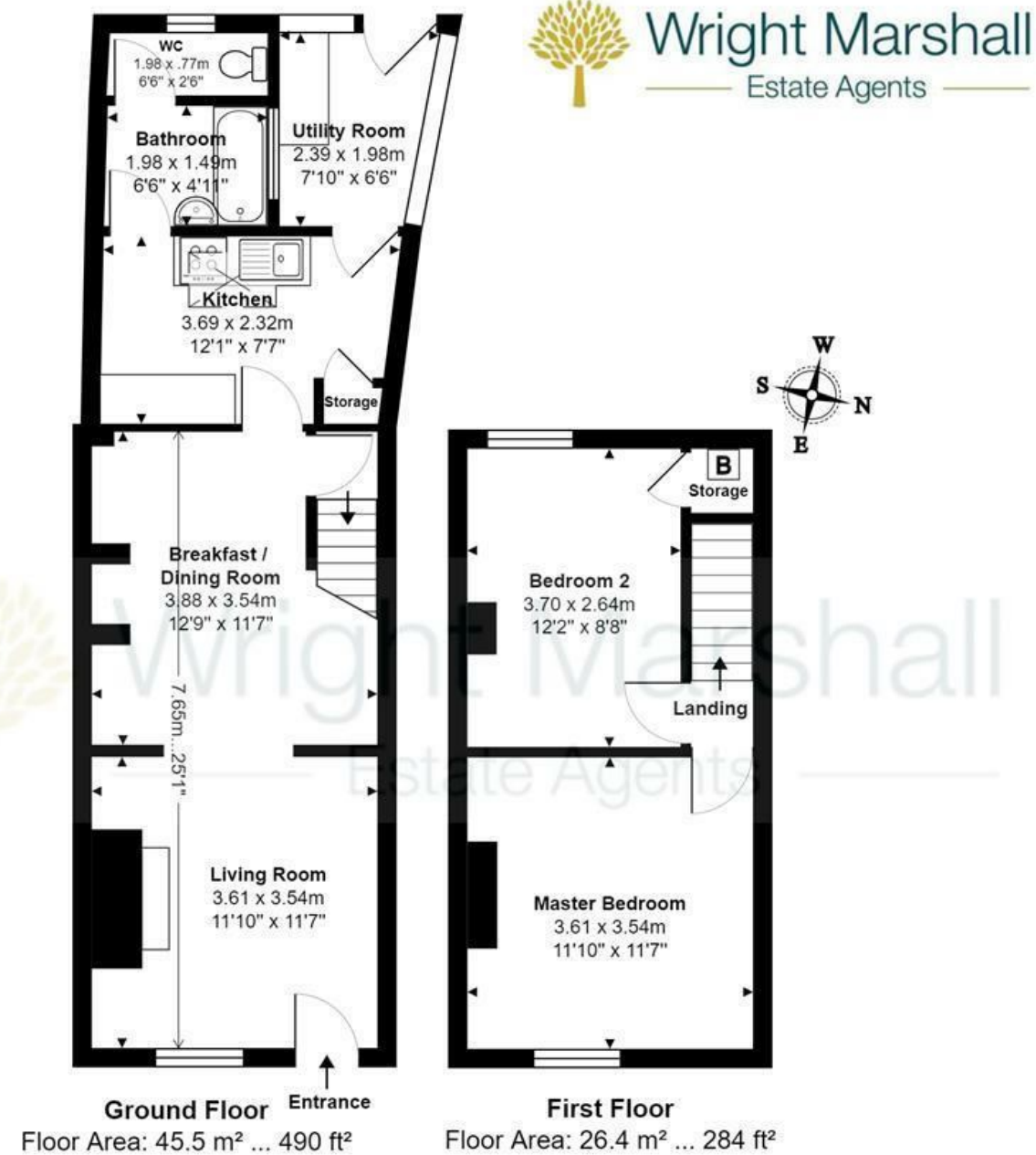




Wright Marshall
Estate Agents

69 BARONY ROAD, NANTWICH CW5 5QP

£875 PER CALENDAR MONTH



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 Ltd 2024. 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.
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.



rightmove

1 Princess Street, Knutsford, Cheshire, WA16 6BY
T. 01565 621624 | Knutsford@wrightmarshall.co.uk | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

This charming two-bedroom mid-terrace cottage enjoys a sought-after location, close to local amenities, Barony Park, and within easy walking distance of the town centre. The property benefits from gas central heating, uPVC double glazing, an enclosed rear garden, off-road parking available, and a garage.

EPC Rating D
Council Tax Band B

DESCRIPTION

The accommodation comprises a welcoming lounge with feature fireplace, opening via a brick archway into the dining room, with an inglenook stone fireplace and a useful recessed understairs area. The kitchen is fitted with a range of wall and base units, an electric hob with a recently installed oven, space for a fridge, and a handy storage cupboard. Off the kitchen is the bathroom, complete with a bath and power shower over, wash basin, and a separate WC. A utility room provides additional storage and has a stable door leading to the pathway and enclosed rear garden.

Upstairs, the property offers two generous double bedrooms, both neutrally decorated with large windows that allow plenty of natural light. Bedroom two also includes a built-in cupboard housing the Ariston gas central heating boiler.

LOCATION

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.