



21 MEEANEE DRIVE | NANTWICH | CHESHIRE | CW5 5JG | OIRO £225,000



# 21 Meeanee Drive

## Nantwich, Cheshire, CW5 5JG

An attractive three bedroom semi detached house having been enhanced and modernised by the existing owners. filled with an abundance of natural light throughout, the property is conveniently located by a general store and is within walking distance of the town centre, shops and schools.

The family size accommodation briefly comprises; Entrance Hall, Living dining Room opening to Conservatory, Contemporary Fitted Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC. Ample driveway providing super off road parking provision together with a brick built single garage. Lawned front garden with planting and rear garden predominantly laid to lawn with paved patio. UPVC double glazing and gas central heating (replacement boiler).

**MUST BE VIEWED TO BE APPRECIATED**







#### DESCRIPTION

Proceed from the Agents Nantwich office along Hospital Street continuing to the junction and continue ahead at the mini roundabout. turn right passing Morrisons supermarket and continue ahead at the next roundabout. Proceed along Waterlode through two sets of traffic lights to the Welsh Row traffic lights. Turn left into Welsh Row and turn left again into Queens Drive. Turn right into Meeanee Drive where the property will be observed 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.



#### NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.







#### THE ACCOMMODATION:-

With approximate dimensions comprises;



#### ENTRANCE HALL

Highly attractive composite entrance door. Ceiling light point. Bespoke cupboard. UPVC double glazed window to the side. Stunning wood effect floor. Radiator. Doors to the living dining room and kitchen. Stairs rising to the first floor.

#### LIVING DINING ROOM

An extremely attractive and naturally light room enjoying a dual aspect. Two ceiling light points. Large UPVC double glazed bay window to the front elevation. Two radiators. TV and telephone points. Attractive wood effect floor. Highly attractive fireplace with granite hearth, inset and timber painted surround. UPVC double glazed doors to the conservatory.







LIVING DINING ROOM



CONSERVATORY

An excellent space ideal as a sitting room, play room or office etc. Pitched roof. Attractive flooring. UPVC double glazed French doors to the side.

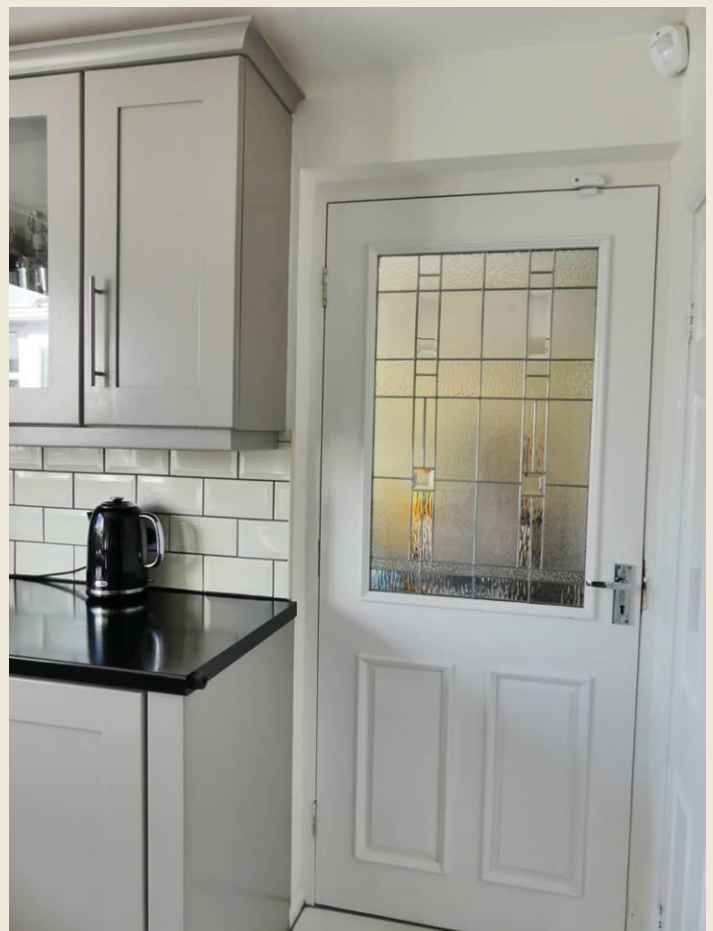






## KITCHEN

Superbly remodelled by the present owners, the kitchen is well equipped with a stunning range of wall, base and drawer units incorporating rolled topped work surfaces with inset single drainer sink unit and mixer tap. Ceiling light point. UPVC double glazed window to rear elevation. Part tiled walls. Attractive double glazed door to the side and pleasant flooring. Integrated electric double oven and grill, gas hob and extractor fan. Space and plumbing for washing machine.





### FIRST FLOOR LANDING

Ceiling light point, uPVC double glazed window to the side, loft access.



### BEDROOM ONE

An excellent size room with ceiling light point. Radiator. Large UPVC double glazed bay window to the front.







#### BEDROOM TWO

Ceiling light point. Radiator. UPVC double glazed window to the rear.

#### BEDROOM THREE

Ceiling light point. Radiator. UPVC double glazed window to the front. Built in wardrobe and cupboard.



#### FAMILY BATHROOM

Ceiling light point. Panel bath with shower over. UPVC double glazed window to the rear. Tiled walls. Radiator. Wash hand basin.



#### SEPARATE WC

Ceiling light point. Low level WC. UPVC double glazed window to the side.





nantwicksales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### EXTERIOR

The property enjoys pleasant manageable gardens featuring ample off road parking. Lawned garden to the front with specimen planting. Extensive driveway providing ample off road parking to the side of the property. Detached brick built single garage with up and over door, power and light. Side gate providing rear garden access which is predominantly laid to lawn bordered by bark chippings. Mature tree with raised planted flower bed. paved patio providing a pleasant spot to relax and entertain.

Garage to the side with up & over door.

EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES

All mains gas electricity water and drainage services are either 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:

#### SALES PARTICULARS & PLAN/S

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.

#### 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.

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#### 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](mailto: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.



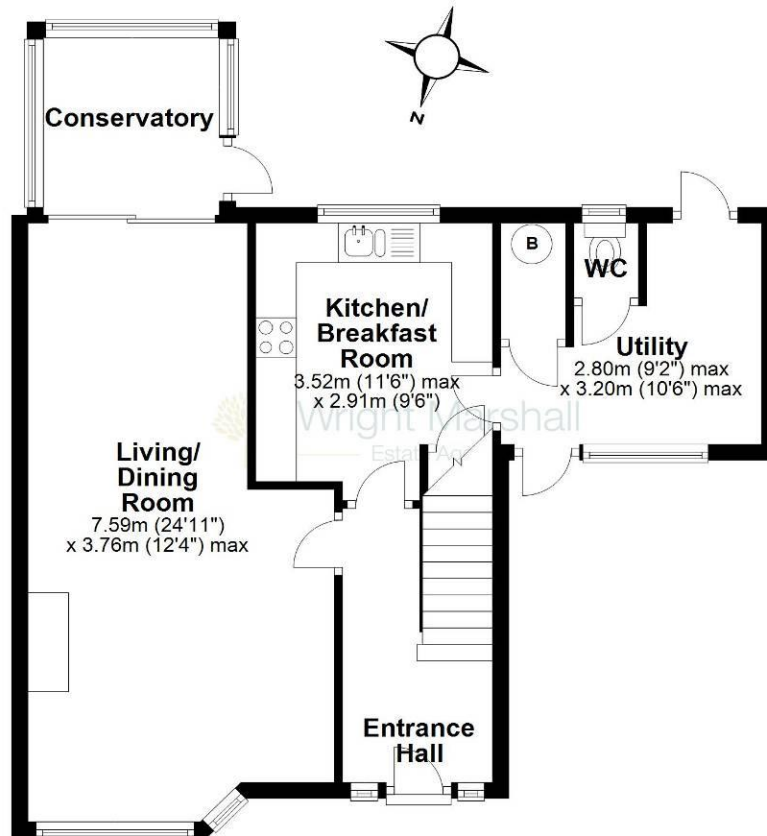






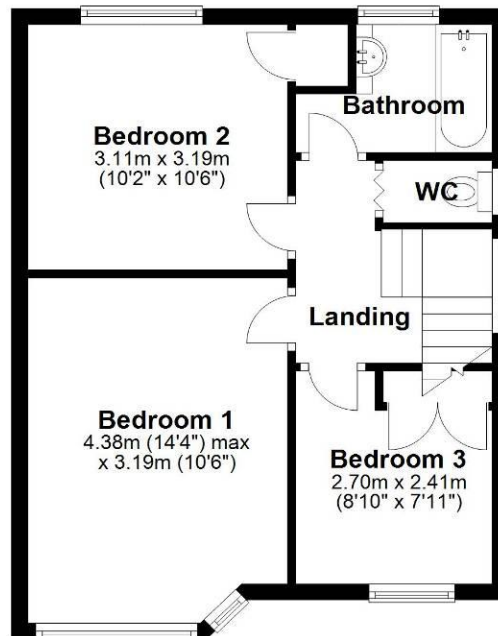
## Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.

Wright Marshall  
Estate Agents

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