

# Floor Plan

Approx. 64.5 sq. metres (694.4 sq. feet)



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.



Wright Marshall  
Estate Agents

11 BIRCHIN CLOSE, NANTWICH CW5 6LD  
£210,000



56 High Street, Nantwich, Cheshire, CW5 5BB  
T. 01270 625410 | | [www.wrightmarshall.co.uk](http://www.wrightmarshall.co.uk)

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



An increasingly rare opportunity to acquire a superbly appointed Two Bedroom Semi Detached True Bungalow with NO CHAIN, situated in a highly desirable town centre cul de sac position, close to Barony Park. Boasting low maintenance gardens & ample off road parking. UPVC D.G. and Gas C.H.

**DESCRIPTION**

An increasingly rare opportunity to acquire a superbly appointed Two Bedroom Semi Detached True Bungalow with NO CHAIN, situated in a highly desirable town centre cul de sac position, close to Barony Park. The accommodation briefly comprises; Entrance Hall, Fitted Kitchen, 17'0" Living Room, Conservatory/Dining Room, Bedroom One, Bedroom Two, Wet Room. Boasting pleasant low maintenance garden with super paved driveway providing ample off road parking& pre cast single garage - ideal for storage etc. UPVC D.G. and Gas C.H.

**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 HALL**

(9'8" length)  
Recessed ceiling spot light, wall light point, highly attractive contemporary entrance door with three feature glazed panels, radiator, two telephone points. Built in storage cupboard. Loft access with drop down ladder. Doors to Living Dining Room, Bedroom One & Wet Room.

**FITTED KITCHEN**

10'5" x 6'11" (3.20 x 2.11)  
Well equipped with a range of contemporary light beech effect wall, base & drawer units to two elevations incorporating a highly attractive white 'speckle' roll top laminate work surface. Inset 'Franke' single drainer sink unit with mixer tap. Ceiling light point, large uPVC double glazed window to rear overlooking the garden, part tiled walls, contemporary door with attractive glazed panel. Electric cooker slot, fixed extractor hood over, space for base level fridge & freezer, space & plumbing for washing machine. Tiled floor, breakfast bar.

**LIVING ROOM**

17'3" x 10'0" (5.28 x 3.05)  
An excellent size room with ceiling light point, radiator, TV aerial, ceiling coving, electric fire inset into marble insert & hearth and with a timber surround. UPVC Double glazed French doors to the Conservatory, bi fold door to the Kitchen, glazed door to Bedroom Two & door to the Entrance Hall.

**CONSERVATORY / DINING ROOM**

9'10" x 9'10" (3.00 x 3.00)  
Base levels walls with uPVC double glazed windows & double opening UPVC double glazed French doors to side, pitched & hipped roof, ceiling light point/fan, radiator, power points.

**BEDROOM ONE**

10'5" x 10'2" (3.20 x 3.12)  
Ceiling light point, ceiling coving, uPVC double glazed window to front with pleasant aspect, TV aerial, contemporary vertical radiator.

**BEDROOM TWO**

10'5" x 10'2" (3.20 x 3.12)  
Ceiling light point, ceiling coving, uPVC double glazed window to front with pleasant aspect, contemporary vertical radiator.

**WET ROOM**

6'11" x 6'2" (2.13 x 1.88)  
Low level WC, 'Roca' pedestal wash hand basin, ceiling light point, extractor fan, fully tiled walls, uPVC double glazed window to side, 'Mira' electric shower with curtain rail & curtain, radiator. Built in cupboard with shelving.

**EXTERIOR**

There is a charming front garden being low maintenance & featuring a variety of specimen shrubs & trees including Magnolia. An extensive driveway provides ample off road parking. Double wrought iron gates lead to the rear garden with paving & decking, making an ideal low maintenance space to enjoy. There is a pretty sunken water feature & timber Summer House. Planted raised bed featuring Rhubarb & Strawberries leads to a small space behind the garage. A pre cast painted SINGLE GARAGE provides ample storage space. In all the property stands in a pleasant gardens & being particularly low maintenance, is ideal for anyone requiring a suitable 'lock up & leave' property.

**EPC RATING: D**

**COUNCIL TAX BAND: TBC**

**SERVICES**

All mains gas, water, electricity & drainage services are connected (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 & 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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

**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.

**COPYRIGHT 7 DISTRIBUTION OF INFORMATION**

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

**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.