



### 62 THE BEECHES, NANTWICH, CHESHIRE, CW5 5YP

Approximate Gross Internal Area: 92.2 m<sup>2</sup> ... 992 ft<sup>2</sup> Includes 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 Ltd 2025. Copyright.



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NO CHAIN  
Standing in a wonderfully convenient position within Nantwich town centre, the pleasant three bedroom semi detached house boasts a superb corner plot position. Affording comfortable & naturally light accommodation there is a generous open plan living dining room, conservatory, delightful gardens & a detached single garage with driveway. In all, the excellent property is the epitome of easy town centre living which is sure to appeal to a wide range of purchasers.  
UPVC D.G. & Gas C.H.

DESCRIPTION

NO CHAIN  
An excellent easy to maintain comfortable & naturally light town centre property of high appeal. The pleasant three bedroom semi detached house stands in a wonderfully convenient position within Nantwich town centre on a superb corner plot. Affording comfortable accommodation which briefly comprises:- Entrance Hall, Cloaks WC, open plan Living Dining Room, Conservatory & Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Bathroom. There is also the benefit of delightful gardens featuring a lawned front garden with planting and part walled gravelled rear garden with clipped shrubs, climbing Wisteria, Clematis & Camellia. The detached single garage is located to the rear of the garden which has an up & over door, upper storage & a highly convenient personal door to the side of the garage from the garden. In all, the excellent property is the epitome of easy town centre living which is sure to appeal to a wide range of purchasers.  
UPVC D.G. & Gas C.H.

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and turn right at the mini roundabout. Upon passing Morrisons supermarket turn left into The Beeches and continue where the property will be observed on the corner 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. 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

5'3 x 3'2 (1.60m x 0.97m)

CLOAKS WC

5'4 x 2'9 (1.63m x 0.84m)

LIVING ROOM

15'9 x 13'11 (4.80m x 4.24m)

DINING ROOM

9'9 x 7'7 (2.97m x 2.31m)

CONSERVATORY

8'2 x 7'5 (2.49m x 2.26m)

KITCHEN

9'8 x 7'10 (2.95m x 2.39m)

FIRST FLOOR LANDING

BEDROOM ONE

12'5 x 8'6 (3.78m x 2.59m)

BEDROOM TWO

11'3 x 8'11 (3.43m x 2.72m)

BEDROOM THREE

7'5 x 7'1 (2.26m x 2.16m)

BATHROOM

7'3 x 5'7 (2.21m x 17.37m)

DETACHED SINGLE GARAGE

16'5 x 9'5 (5.00m x 2.87m)

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, drainage & electricity 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. 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 , 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; , 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.