



HARVEY AVENUE | NANTWICH | CHESHIRE | CW5 6LE | OIRO £530,000



An exceptionally well presented Georgian style detached four bedroom, two bathroom family size house exuding comfortable yet refined style throughout & nestled in a small sought after well established cul de sac within easy walking distance of the town centre and all its wonderful facilities.

Boasting a generous garden plot the property also features a detached double garage and extensive parking.

Overall the magnificent & extremely inviting family size home was built in the late 1970's and has been wonderfully enhanced by the present occupiers.

Boasting a high degree of natural light throughout the versatile internal accommodation, the interior has an extremely pleasing flow – making it ideal for everyday living & socializing particularly in the summer time. The accommodation briefly comprises; Entrance Hall with attractive portico entrance door, Office/Playroom, Breakfast Kitchen, Utility Area/Side Hall, spacious Living Dining Room with French doors to the rear garden, Cloaks WC. First Floor Landing, Master Bedroom One with fitted wardrobes & Ensuite Shower Room, Bedroom Two with fitted wardrobes, Bedroom Three with fitted wardrobes, Bedroom Four, Family Bathroom.

Detached double garage & spacious driveway. Low maintenance shaped planted areas & Tarmacadam pathway.

Timber gates opening to the large courtyard area providing further parking space if required.

Greenhouse, mature trees, planted borders. Large paved patio with pathway to the gated secure rear lawned garden with attractive mature hedging further patio & enjoying a high degree of privacy.

Several established fruit trees.

There is also ample opportunity for buyers to extend the property further to the rear or side if required, subject to any necessary consents.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the first exit. Turn right onto Crewe Road & continue. Turn left into Birch Lane & take the left turn into Harvey Avenue where the property will be observed at the head of the cul de sac on the right.

NANTWICH TOWN

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 16'2 x 10'2

CLOAKS WC 6'0 x 5'9





SITTING ROOM (OFFICE / PLAYROOM) 10'0 x 9'5



KITCHEN BREAKFAST ROOM 14'10 x 11'9

UTILITY ROOM 11'3 x 4'9





LIVING ROOM 23'5 x 16'1

DINING ROOM 15'1 x 9'8







FIRST FLOOR LANDING 12'4 x 8'9



FAMILY BATHROOM 9'4 x 6'7





MASTER BEDROOM ONE 13'8 x 10'0

ENSUITE SHOWER ROOM 9'2 x 4'9





BEDROOM TWO 13'8 x 10'1



BEDROOM THREE 10'1 x 9'6

BEDROOM FOUR 10'10 x 7'8





EXTERIOR

The property is superbly situated within a highly sought after cul de sac just off pretty Birch Lane being within an established desirable part of town & within easy walking distance of Barony Park, schools and the town centre facilities etc.

The property stands discreetly positioned in a super corner plot with generous outside space including an excellent size driveway and low maintenance frontage with hedging, double detached garage with electric door, gates opening to a spacious courtyard area (particularly useful for buyers with campervans etc) with two quality sheds, A pretty enclosed rear lawned garden with mature hedging, several fruit trees and planting makes it a divine spot to relax and entertain benefitting a high degree of privacy.

With mature trees enhancing the position of the excellent family size home, the exterior may easily be further cultivated if required or enjoyed as the easy maintenance space it presently is with feature planted borders, greenhouse & large patio areas which buyers are sure to enjoy. There is space if required & subject to any consents for buyers to install a home working cabin / leisure room etc.

DETACHED DOUBLE GARAGE 17'11 x 15'6

EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). 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: nantwicksales1@wrightmarshall.co.uk. 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 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; nantwicksales1@wrightmarshall.co.uk, so we can discuss your requirements further **

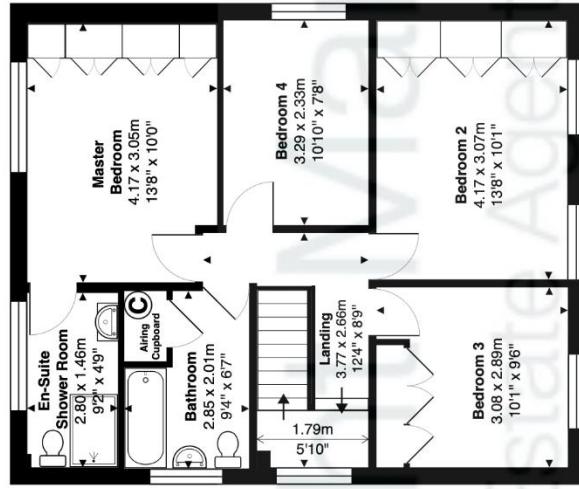
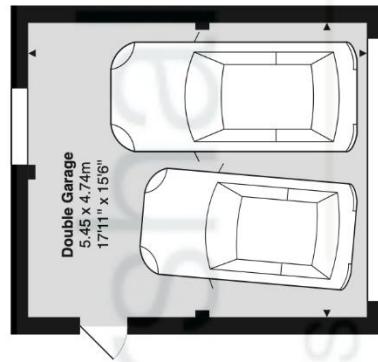
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



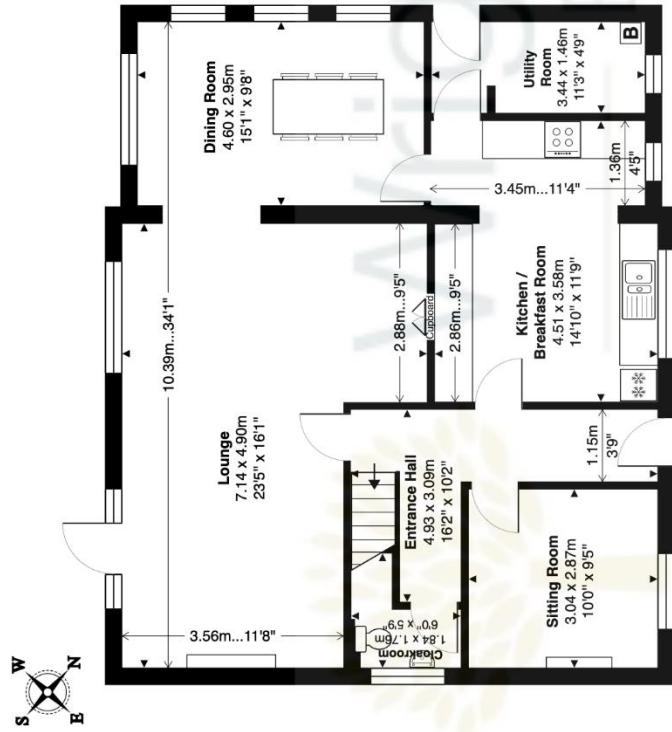








Ground Floor	Floor Area: 88.0 m² ... 947 ft²
First Floor	Floor Area: 62.4 m² 672 ft²



HARVEY AVENUE NANTWICH CHESHIRE CW5 6J E

Approximate Gross Internal Area: 150.4 m² ... 1618 ft² excluding double 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.

Wright Marshall
Estate Agents

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