

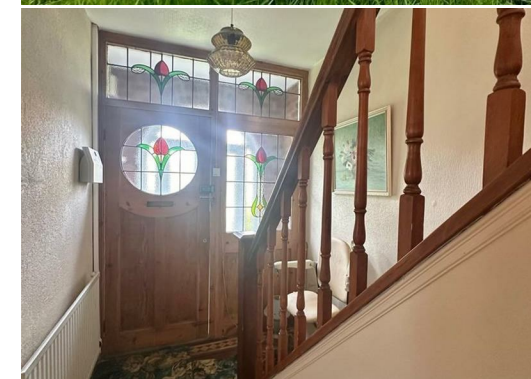
THE CREST, MOSS LANE, LEIGHTON, CREWE, CHESHIRE , CW1 4RL

Approximate Gross Internal Area: 99.0 m² ... 1065 ft² (excluding garage no access measured externally)

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.

BOASTING A WEALTH OF POTENTIAL INCLUDING POSSIBLE DEVELOPMENT ON THE PLOT (SUBJECT TO ANY NECESSARY CONSENTS & INVESTIGATION ETC). NO CHAIN.

An attractive traditional three bedroom detached period house with significant scope to reconfigure, extend & modernise the existing property or potentially develop the site subject to any necessary consents. The extremely exciting proposition also has the added advantage of the site not having any development clauses set making this an opportunity for buyers who wish to explore any 'hope value'. Briefly comprising; Entrance Hall with beautiful original stained glass, Sitting / Dining Room, Living Room, Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

FOR SALE BY INFORMAL TENDER ON FRIDAY 20TH SEPTEMBER 2024 AT 12 NOON.

(Subject to conditions & prior sale). GUIDE PRICE £325,000 - £350,000.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & continue ahead at the large roundabout into the Middlewich Road (A530). Continue past 'The Rising Sun' public house through the lights & continue ahead at the roundabouts in the direction of Leighton hospital. Proceed past the turn for the hospital itself on Smithy Lane & take the next right turn at the roundabout. At the mini roundabout turn left & take the left turn at the traffic lights onto Parkers Road. Turn left into Moss Lane where the property will be observed on the right hand side.

DESCRIPTION

BOASTING A WEALTH OF POTENTIAL INCLUDING POSSIBLE DEVELOPMENT ON THE PLOT (SUBJECT TO ANY NECESSARY CONSENTS & INVESTIGATION ETC). NO CHAIN.

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FOR SALE BY INFORMAL TENDER ON FRIDAY 20TH SEPTEMBER 2024 AT 12 NOON. (Subject to conditions & prior sale). GUIDE PRICE £325,000 - £350,000 PLUS.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

LOCATION

The property stands within the confines of Leighton, within a short distance of the hospital and excellent transport links.

NEARBY 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.

INFORMAL TENDER PROCESS

FOR SALE BY INFORMAL TENDER ON FRIDAY 20TH SEPTEMBER 2024 AT 12 NOON. (Subject to Conditions & Prior Sale). GUIDE PRICE £325,000 - £350,000. The property is to be sold by informal tender (subject to conditions & prior sale).

Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office. Tenders are to be submitted in writing by 12 noon on Friday 20th September 2024 &

addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact Louise on: louisechapman@wrightmarshall.co.uk / 01270 625410 if required

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

(14'8 x 6'0) ((4.27m'2.44m x 1.83m'0.00m))

LIVING ROOM

(14'4 x 12'6) ((4.27m'1.22m x 3.66m'1.83m))

SITTING DINING ROOM

(12'6 x 11'11) ((3.66m'1.83m x 3.35m'3.35m))

KITCHEN

(12'5 x 5'11) ((3.66m'1.52m x 1.52m'3.35m))

FIRST FLOOR LANDING

BATHROOM

(7'11 x 6'1) ((2.13m'3.35m x 1.83m'0.30m))

BEDROOM ONE

(12'10 x 11'3) ((3.66m'3.05m x 3.35m'0.91m))

BEDROOM TWO

(12'6 x 12'0) ((3.66m'1.83m x 3.66m'0.00m))

BEDROOM THREE

(7'3 x 6'5) ((2.13m'0.91m x 1.83m'1.52m))

EXTERIOR

The property boasts a particularly generous plot with various

shrubs, trees, lawns & a dilapidated garage.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, drainage & electricity 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: nantwichsales1@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; 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.