



8 THE PIKE, NANTWICH, CHESHIRE, CW5 7AP

Approximate Gross Internal Area: 89.4 m² ... 962 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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NO CHAIN

Standing within a highly popular location, this delightful highly comfortable three bedroom townhouse offers well-proportioned rooms and is ideal for a range of buyers wishing for convenient access to local amenities, including shops, schools, lake and parks. Externally there is a manageable front garden & an excellent size lawned rear garden, perfect for relaxing & entertaining in and with the benefit of not being directly overlooked. On road parking. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in the picturesque town of Nantwich and add their own stamp to create their forever home.

DESCRIPTION

Nestled in the charming town of Nantwich this delightful townhouse offers buyers an exciting opportunity to create their forever home within a desirable position. Close to schools, Nantwich lake & all other facilities and transport links the three bedrooms property is ideal for families, professionals or perhaps even buy to let investors.

The accommodation briefly comprises; Entrance Hall, well proportioned Living Dining room with a pleasant dual aspect. The kitchen is functional and well-equipped which could be remodelled if required, Utility Room, Cloaks WC, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Outside, the townhouse features a manageable lawned front garden space whilst the lawned rear garden is ideal for enjoying entertaining or relaxing & benefits from not being directly overlooked.

NO CHAIN

DIRECTIONS

Proceed out of Nantwich on Wellington Road and turn right just past Park Road onto Western Avenue, bearing left into The Pike.

The property will be observed on the right hand side.
(The property is within a short walk of beautiful Nantwich Lake).

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

15'4 x 5'4 (4.67m x 1.63m)

'L' SHAPED LIVING DINING ROOM

22'10 x 13'5 (6.96m x 4.09m)

KITCHEN

11'2 x 9'7 (3.40m x 2.92m)

UTILITY ROOM / STORE

11'5 x 5'4 (3.48m x 1.63m)

CLOAKS WC

4'10 x 2'4 (1.47m x 0.71m)

FIRST FLOOR LANDING

11'7 x 10'11 (3.53m x 3.33m)

BEDROOM ONE

13'3 x 10'6 (4.04m x 3.20m)

BEDROOM TWO

13'8 x 8'0 (4.17m x 2.44m)

BEDROOM THREE

8'8 x 7'6 (2.64m x 2.29m)

BATHROOM

8'5 x 5'6 (2.57m x 1.68m)

EXTERIOR

Lawned frontage with pathway to the front door. Pleasant lawned rear garden with shrubs. Rear gate providing residents bin access to the rear of the terrace of properties.

EPC RATING: D

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage 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

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: nantwich@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 , 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.