



MISREPRESENTATION ACT 1967.

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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.

An attractive three bedroom mid terrace two storey house having been a successful rental property and being sold with the existing tenant in situ. The present tenancy is based on £595 pcm on a let only basis. Well proportioned, there is also a secure rear garden being easy to maintain and parking space to the rear. Double glazing and gas central heating.

## DIRECTIONS

Continue from Nantwich town along Middlewich Road and proceed all the way to the roundabout (just beyond the car garage). Turn right towards Crewe. At the traffic lights turn right into Victoria Avenue and continue. Turn left into Hughes Drive and proceed ahead then bearing right into Monarch Close where the residents car park will be accessed. There is a pathway leading around to the front entrance.

## DESCRIPTION

Presently tenanted, the property is being sold by the landlord with the tenant insitu, making this an ideal buy to let opportunity/investment property. The attractive three bedroom mews house stands in a row of similar homes with lawned frontages. Briefly comprising; Entrance Hall, Cloaks/WC, Living Room, Kitchen Diner with French doors to the rear garden. First Floor, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. Enclosed rear garden with paved patio/seating area and faux lawn. Timber gate leading to the residents parking area (spaces are numbered and one space is allocated to the property). Double glazing and gas central heating.

Note: Externally, painting has recently been carried out including fascias, soffits and entrance door.

## CREWE

Crewe is a railway town within the unitary authority area of Cheshire East & perhaps best known as a large railway junction. From 1946 until 2002, it was also the home of Rolls Royce motor car production. The Pyms Lane factory on the West of the town now produces Bentley Motorcars exclusively.

The town has two small shopping centres; the Victoria Centre & the Market Centre. There are indoor and outdoor markets throughout the week. Grand Junction Retail Park is just outside the centre of town. Nantwich Road provides a wide range of secondary local shops, with a variety of small retailers and estate agents.

Crewe railway station is less than a mile from Crewe town centre. It is one of the largest stations in the North West and a major interchange station on the West Coast Main Line. It has 12 platforms in use and has a direct service to London (Euston) (average journey time of around 1 hour 30 minutes), Edinburgh, Cardiff, Liverpool, Manchester, Birmingham, Glasgow, Derby, Stoke-on-Trent, Chester, Wrexham, Holyhead for the ferry connections to Dun Laoghaire and Dublin Port. Many other towns and cities also have railway connections to Crewe.

## 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.

## TENANCY

The present tenant rents on an Assured Shorthold Tenancy (let only) and at a rental figure of £595 pcm. (Further details upon request).

## THE ACCOMODATION:-

With approximate dimensions comprises:-

## ENTRANCE HALL

Entrance door. Ceiling light point. Door to the living room.

## CLOAKROOM

Low level WC. Ceiling light point. Double glazed window to the front. Radiator. Wash hand basin.

## LOUNGE/DINING ROOM

(16'9" x 14'5") ((5.11m x 4.39m))

Spacious and featuring an attractive fire surround with inset and hearth. Wood effect flooring. Ceiling light point. Radiator. Double glazed window to the front. Stairs rising to the first floor. Door to the kitchen diner.

## KITCHEN DINER

(8'2" x 14'5") ((2.49m x 4.39m))

Modern white wall, base and drawer units with rolled topped laminated work surface and inset stainless steel single drainer sin unit. Double glazed window to the rear. Ceiling light point. Radiator. Understairs cupboard. Part tiled walls. Wood effect flooring. Gas hob with extractor over. Electric oven beneath. Space and plumbing for washing machine. Space for tall fridge freezer. UPVC double glazed French doors to the rear garden. Ample space for table and chairs.

## FIRST FLOOR LANDING

Ceiling light point. Loft access.

## BEDROOM ONE

(13'5" x 8'6") ((4.09m x 2.59m))

Ceiling light point. Radiator. Double glazed window to the front.

## BEDROOM TWO

(10'6" x 8'6") ((3.20m x 2.59m))

Ceiling light point. Radiator. Double glazed window to the rear.

## BATHROOM

Panelled bath with glass screen with mixer tap and hand held shower attachment. Part tiled walls. Ceiling light point. Double glazed window to the rear. Low level WC. Wash hand basin. Radiator.

## BEDROOM THREE

(10'2" x 5'11") ((3.10m x 1.80m))

Ceiling light point. Radiator. Double glazed window to the front. (Presently used as a dressing room).

## EXTERIOR

Approached over a paved pathway leading from the residents car park and also from Victoria Avenue. Lawned frontage with various trees beyond the front garden and pathway. Enclosed rear garden with close boarded fencing and timber gate to the residents parking area. Highly attractive Indian stone paved patio and faux lawn. Allocated parking space and visitor parking.

## EPC RATING: C

## COUNCIL TAX BAND: B

## 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

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.

## SALE PARTICULARS AND 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.