



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.

**\*\*\*MOTIVATED VENDORS\*\*\***

An extremely delightful four bedroom semi detached period house boasting a glorious living room & a magnificent open plan kitchen dining family room with wood burning stove - being the perfect spaces for entertaining guests or simply relaxing with your loved ones. Built in 1935, this house exudes character and charm while offering a comfortable living space of 1,550 sq ft. Situated in a desirable location, this property provides easy access to local amenities, schools, and transport links, making it a convenient choice for families or professionals alike. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful community.

## DESCRIPTION

An outstanding characterful semi detached period property with an impressive extensive front driveway & extremely generous lawned rear garden and boasting four bedrooms & a magnificent recently fitted kitchen dining family room with wood burning stove. The extended accommodation offers excellent & ample space for a growing family or those who love to entertain. As you step inside, you'll be greeted by the sublime original features combined with modernity which is a perfect blend.

One of the highlights of this property is the outstanding & incredibly generous mature rear garden, providing a peaceful retreat that is not overlooked, ensuring your privacy, tranquility & full enjoyment of the location.

Imagine enjoying a cup of tea, hosting a family barbecue or throwing a party in this amazing outdoor space.

Overall, this property presents an excellent opportunity to own a piece of history while enjoying modern comforts. Don't miss out on the chance to make this house your home in beautiful Cheshire.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXACTING RESIDENCE

## DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Just beyond 'Tesco Express' & the petrol station continue up into Nantwich Road where the property will be observed on the left hand side.

## LOCATION - CREWE

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

## 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.

## THE ACCOMMODATION:-

With approximate dimensions comprises;

## ENTRANCE HALL

### LIVING ROOM

(12'6 x 11'10 max) ((3.66m'1.83m x 3.35m'3.05m max) )

### MAGNIFICENT KITCHEN DINING FAMILY ROOM

(21'4 x 18'8) ((6.40m'1.22m x 5.49m'2.44m) )

### CONSERVATORY

(11'2 x 10'2) ((3.35m'0.61m x 3.05m'0.61m) )

### UTILITY ROOM

(6'4 x 6'2) ((1.83m'1.22m x 1.83m'0.61m) )

### FIRST FLOOR LANDING

### BEDROOM ONE

(16'5 max x 12'6) ((4.88m'1.52m max x 3.66m'1.83m) )

### BEDROOM TWO

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

### BEDROOM THREE

(9'0 x 7'10) ((2.74m'0.00m x 2.13m'3.05m) )

### BEDROOM FOUR

(8'6 x 8'6) ((2.44m'1.83m x 2.44m'1.83m) )

## FAMILY BATH & SHOWER ROOM

## EXTERIOR

The property boasts a generous paved driveway to the providing parking for several vehicles. Timber gate to side with further driveway leading to the detached garage & rear garden. One of the highlights of this property is the large mature rear garden, providing a peaceful retreat that is not overlooked, ensuring your privacy and tranquility.

With an extensive lawn the private garden certainly enables buyers to have the ideal place to relax, entertain & party benefitting from a large paved patio.

## 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 fired 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. 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.