



MISREPRESENTATION ACT 1967.

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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.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN

An extremely well presented & improved two bedroom Semi Detached house of considerable appeal situated in a popular location close to great facilities and benefitting from generous off road parking (space for up to three vehicles). The property is been freshly decorated & carpeted throughout and enjoys an enclosed attractive paved courtyard style rear garden with newly fitted solid timber gate. Double glazing & gas central heating. Ideally suited to first time buyers though investors may also be interested, the property is perfect for anyone wishing to own a manageable home.

DESCRIPTION

NO CHAIN - VIEWING HIGHLY RECOMMENDED

Located in a highly convenient position close to a range of facilities and mainline railway station plus road networks.

The charming property which was sympathetically built features an attractive & inviting front elevation. Having been recently redecorated & fitted with new carpets the property is an absolutely ideal opportunity for first time buyers in particular.

The extremely well presented two bedroom Semi Detached house of considerable appeal is situated in a popular location and benefits from generous off road parking (space for up to three vehicles).

The accommodation briefly comprises; Entrance Hall, Cloaks WC, Living Room with attractive electric remote control fireplace, Kitchen Diner with newly tiled splash backs. & French doors to the rear courtyard garden.

First Floor Landing, Bedroom One with range of wardrobes (may be included in the sale), Bedroom Two, Bathroom with recently fitted chrome ladder radiator / towel rail.

The property enjoys an enclosed attractive paved courtyard style rear garden. Double glazing & gas central heating. Ideally suited to owner occupiers, investors may also be interested as the property is perfect for anyone wishing to own a manageable home. UPVC D.G. & Gas C.H.

DIRECTIONS

Proceed along Crewe Road into Nantwich Road & upon entering Crewe (20 mph), turn right into Bedford Street where the property will be located on the right 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.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets.

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:-

ENTRANCE HALL

CLOAKS WC

LIVING ROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM ONE (REAR)

BEDROOM TWO (FRONT)

BATHROOM

EXTERIOR

The property benefits from a small garden frontage with railings to the front boundary & generous off road parking via the driveway which has space for up to three vehicles. The property enjoys an enclosed attractive paved courtyard style rear garden with timber shed & recently replaced side timber access gate.

EPC RATING: D

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.

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.