



12 MARSH LANE, NANTWICH, CHESHIRE, CW5 5HH

Approximate Gross Internal Area: 62.5 m² ... 673 ft² Includes Utility & Store

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.



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An incredibly charming & quaint two bedroom end terrace cottage located on Marsh Lane just off historic Welsh Row in the picturesque town of Nantwich. This delightful property boasts 678 sq ft of living space and offers a perfect blend of tranquillity & convenience. The house features a first floor bathroom, and rear walled courtyard being a lovely space where you can relax and enjoy the outdoors. While on-road parking is available where possible, you'll appreciate the ease of access this provides for you and your visitors this house presents a fantastic opportunity to make it your own without any delays. NO CHAIN

DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge. Continue beyond the turn for Queens Drive & take the next left turn into Marsh Lane where the property will be observed on the right hand side.

DESCRIPTION

An incredibly charming & quaint two bedroom end terrace cottage located on Marsh Lane just off historic Welsh Row in the picturesque town of Nantwich.

This delightful property boasts surprisingly spacious living space and offers a perfect blend of tranquillity, character & convenience. The house features a first floor bathroom, and rear walled courtyard being a lovely space where you can relax and enjoy the outdoors. While on-road parking is available where possible, you'll appreciate the ease of access this provides for you and your visitors this house presents a fantastic opportunity to make it your own without any delays. Within a pleasant stroll of countryside, canal, schools & town centre facilities, not to mention excellent transport links close by, the cosy cottage would suit single occupiers, couples, first time buyers or buyers wishing to downsize (do not wish to be a slave to a car!). Viewing is certainly highly recommended.

NO CHAIN

WELSH ROW & NANTWICH

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

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:-

LIVING DINING ROOM

(20'8 x 14'2) ((6.30m x 4.32m))

KITCHEN

(7'9 x 6'1) ((2.36m x 1.85m))

FIRST FLOOR LANDING

BEDROOM ONE

(13'11 x 11'0) ((4.24m x 3.35m))

BEDROOM TWO

(9'6 x 8'1) ((2.90m x 2.46m))

BATHROOM

(6'5 x 5'1) ((1.96m x 1.55m))

EXTERIOR

Standing in a wonderfully convenient location just off Welsh Row there is pleasant rear courtyard space with enough room to sit & relax. There is also useful store plus separate utility room & gate to side providing residents bin access.

EPC RATING: D

COUNCIL TAX BAND: A

SERVICES

All mains gas, water & 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: MonFri 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.