



All measurements are approximate and for display purposes only  
48, South Crofts, Nantwich, CW5 5SG



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Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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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NO CHAIN.

In a sought after town centre backwater, the charming two bedroom end terrace Victorian town house affords two reception rooms, modern kitchen and spacious first floor shower room.

Enclosed rear courtyard garden and on street parking. Double glazing and gas central heating.

## DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout & continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into South crofts & the property will be observed on the left hand side., marked by our for sale board.

## DESCRIPTION

An incredibly charming two bedroom end terrace residence nestled in a sought after backwater location within easy walking distance of the excellent town centre.

Boasting delightful accommodation throughout the character property briefly comprises; Entrance Hall with original feature decorative plaster work, Living Room with outstanding original ornate plaster ceiling rose, Dining Room, Modern Kitchen, Rear Vestibule. First Floor Landing, Spacious Bedroom One with decorative fireplace, Bedroom Two with decorative fireplace and contemporary Shower Room.

Garden frontage, paved walled rear courtyard. On road parking. UPVC double glazing and gas central heating.

(Local parking permits may be available via Cheshire East Council & there is a privately owned car park to the rear of the row of cottages where spaces may be available to rent).

NO CHAIN

## 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

Traditional entrance door with crescent glazing over. Ceiling light point. Ceiling cornice. Dado rail. Radiator. Beautiful original plasterwork. tiled floor. Stairs rising to first floor.

### LIVING ROOM

10'9" x 11'3" (3.28m x 3.43m)

A pleasant and comfortable room with the most impressive

original plasterwork ceiling cornice and ceiling light point. Radiator. Deep UPVC double glazed bay window to the front with pleasant outlook. TV point. Pretty fireplace with timber surround and raised hearth.

### DINING ROOM

10'9" x 11'6" (3.28m x 3.51m)

An excellent room with ceiling light point. UPVC double glazed window. Vertical radiator. Decorative fireplace. Under stairs storage cupboard. Note, the room previously had a lift fitted leading up to bedroom two, the ceiling/bedroom two flooring has been reverted accordingly since the lift was removed.

### KITCHEN

7'5" x 9'1" (2.26m x 2.77m)

The modern kitchen is tastefully presented with a range of wall, base and drawer units. Attractive work surfaces and 1.5 bowl sleek sink unit and mixer tap. Recessed ceiling spotlights. UPVC double glazed window to the rear. Integrated eye level electric oven and microwave. Gas hob with stainless steel splashback and extractor over. UPVC double glazed door to the rear vestibule. Quarry tiled floor.

### REAR VESTIBULE

6'6" x 9'1" (1.98m x 2.77m)

Shelving. Power points. Space for tall fridge freezer. Work surface with space and plumbing below for washing machine and slimline dishwasher. UPVC double glazed windows with obscured glass and rear door. Quarry tiled floor.

### FIRST FLOOR LANDING

5'7" x 11'6" (1.70m x 3.51m)

Ceiling light point. Loft access. Built in cupboard. Part panelled walls.

### BEDROOM ONE

14'3" x 11'3" (4.34m x 3.43m)

Ceiling light point. Vertical radiator. UPVC double glazed window to the front. Decorative fireplace. Exposed wood floor.

### BEDROOM TWO

8'2" x 11'6" (2.49m x 3.51m)

Ceiling light point. Radiator. UPVC double glazed window to the rear. Decorative fireplace. Exposed wood floor.

### SHOWER ROOM

7'4" x 9'1" (2.24m x 2.77m)

Superbly appointed with a corner shower cubicle (mains shower fully tiled where visible). Concealed cistern WC and wash hand basin with an excellent fitted storage unit. Recessed ceiling spotlights. UPVC double glazed window to the rear with plantation shutters. Part tiled walls. Radiator. Attractive flooring.

### EXTERIOR

Low brick wall gate to the garden frontage with mature planting. The rear walled courtyard is a charming space ideal for sitting and entertaining and of course having the benefit of being incredibly low maintenance. Small timber shed and rear timber gate. On road parking. (Note: There is within walking a privately owned car park where - subject to availability - you are able to rent a parking space).

### 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.

## 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.

## 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.

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## 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.