



19 RAY AVENUE | NANTWICH | CHESHIRE | CW5 6HJ | OIRO £385,000



Standing in a wonderful location on a generous corner plot position with views over Barony Park, the extended property has been superbly configured to provide excellent family friendly accommodation over two floors.

A magnificent light & spacious Four Bedroom, Two Bathroom Semi Detached House offering versatile accommodation, providing the convenience of being walking distance to town & Sainsburys and within a short drive of the mainline railway station in Crewe together with road networks.

Briefly comprising: Entrance Hall, spacious Living/Dining Room, Conservatory with pleasant garden view, Fitted Kitchen with appliances, Family / Dining Room, Cloaks/WC.

First Floor Landing, Master Bedroom One with built in wardrobes, triple aspect & Ensuite, Three Further Bedrooms, Family Bath & Shower Room. Integral Single Garage & Paved Drive to the side. Delightful lawned front & rear gardens with patio to rear & an abundance of planting.

UPVC D.G & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office, along Hospital Street, to Churche's Mansion roundabout. Take the 2nd exit at the next roundabout, straight onto Millstone Lane, to the traffic lights. Turn right into Park View & take the next left. Turn into Sandford Road. Continue around the park where the road becomes Ray Avenue. No 19 will be observed on the right hand corner.

Ray Avenue & immediate surrounds is one of the most sought after locations in Nantwich. Directly overlooking The Barony Park & within close proximity of a variety of schools.

NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of shops & 3 major supermarkets (of which Sainsburys is within walking distance). 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 Aide 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 is within a 45 minute drive of Nantwich & frequent trains from Crewe railway station link Cheshire to London in approx. 1hr 30min. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

A high demand for properties in the area is mainly due to the two excellent secondary schools (both having a Sixth Form College) together with other schools in the surrounding area. School, Broad Lane, Stapeley,





VIEW TO FRONT



THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL 13'1 x 5'11

Panel glazed wood entrance door with stained glass inserts. Ceiling light point, coving, radiator, telephone point, wood effect floor. Stairs to first floor & cupboard beneath. Panel glazed door to kitchen & door to the Living Dining Room.





LIVING DINING ROOM 26'3" max x 12'5" max

(26'3" including bay reducing to 12'3" x 12'5" reducing to 8'11").
Four wall light points, coving, dado rail, TV aerial point, large uPVC
double glazed window to front with park view, pine fire surround with
Victorian style reproduction insert & tiles and coal effect gas fire
(remote controlled), sliding patio doors to conservatory.





CONSERVATORY 10'10 x 9'7

Brick base with uPVC double glazed windows & double opening French doors to side, power points, TV aerial point, ceramic tile floor.



KITCHEN 13'1" x 10'1"

Comprehensively well equipped with a highly attractive range of cream hi gloss wall, base & drawer units, beautiful roll top preparation surface & inset stainless steel 1.5 bowl sink unit. 'Neff' appliances include: 4 ring gas hob, extractor canopy over, eye level double electric oven/grill, fridge & dishwasher. Recessed ceiling spotlights, uPVC double glazed window to rear, porcelain tile walls & floor.

Door to family/dining room.





FAMILY / DINING ROOM 13'1" x 11'1"

Ceiling coving, 3 wall light points, uPVC double glazed window to side, TV aerial & telephone points, wood effect floor, uPVC double glazed French doors to rear. Door to garage.

CLOAKS WC

Low level WC, wash hand basin inset into vanity unit, ceiling light point, coving, extractor fan, wood effect floor.

FIRST FLOOR LANDING

Ceiling light point, coving, smoke detector, loft access, split stairs to the bedrooms and family bath & shower room.





MASTER BEDROOM ONE 21'4" overall x 16'3" max reducing to 11'5"

A magnificent, vast suite with recessed ceiling spotlights (positioned over wardrobe space), coving, 2 radiators, 3 uPVC double glazed window to front, side & rear, exposed wood floor, TV aerial & telephone points, door to ensuite.

ENSUITE SHOWER ROOM

Walk in double shower (fully tiled where visible) with mains shower, concealed cistern WC & wash hand basin inset into vanity unit, recessed ceiling spotlights, extractor fan, coving, fully tiled walls, radiator, uPVC double glazed window to rear, chrome shaver point.





BEDROOM TWO 14'5" x 10'7"

Ceiling light point & rose, coving, radiator, uPVC double glazed window to front with park view, wood effect floor, TV aerial & telephone points.

BEDROOM THREE 10'7" x 10'2"

Ceiling light point & rose, coving, radiator, uPVC double glazed window to front with park view, wood effect floor, TV aerial & telephone points.

FAMILY BATH & SHOWER ROOM 8'4" max x 5'5" max

Panel bath with brass mixer taps & telephone style shower attachment, low level WC, wash hand basin inset into vanity unit, fully tiled walls, coving, recessed ceiling spotlights, shaver point, uPVC double glazed window to rear, radiator, ceramic tile floor, 2 wall light points.





BEDROOM FOUR 8'11" x 7'11"

Ceiling light point, coving, radiator, uPVC double glazed window to front with park view, fitted wardrobes.



INTEGRAL SINGLE GARAGE 17'1" x 9'7"

Up & over door, power, light, space and plumbing for washing machine & tumble dryer, and space for fridge/freezers, uPVC double glazed window.

EXTERIOR

The property is set on a substantial corner plot, approached over a paved driveway providing off road parking, which leads to the integral single garage. Lawned frontage with herbaceous borders & paved pathway to front entrance. Lawned rear garden with well stocked borders & attractive circular shaped paved patio situated off the dining/family room. Gated side access. The rear garden is not directly overlooked & offers a high degree of privacy.

EPC RATING: C

COUNCIL TAX BAND: C

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: nantwicksales1@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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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

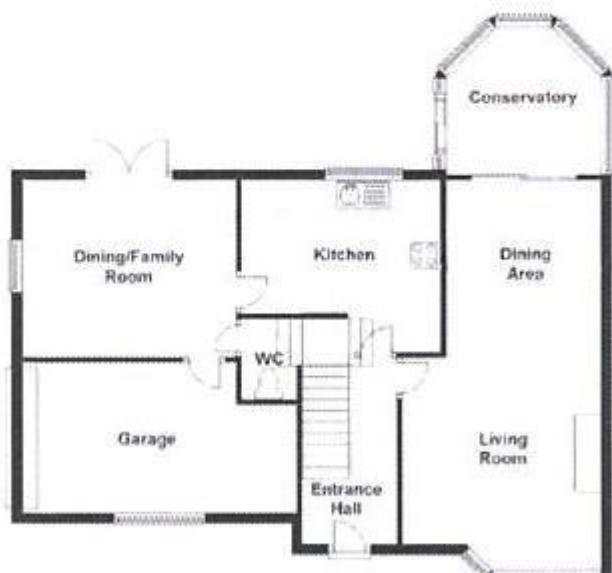
We can help you fund your new purchase with mortgage advice!

** 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; nantwicksales1@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.



Ground Floor



First Floor



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall
56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk