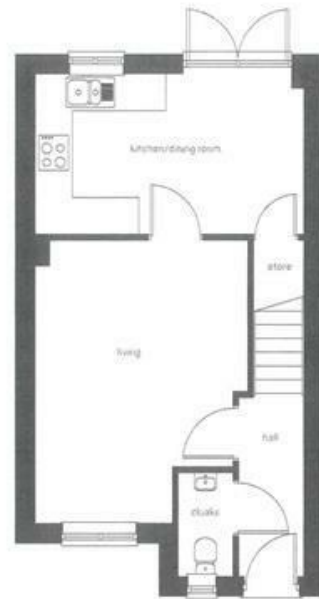
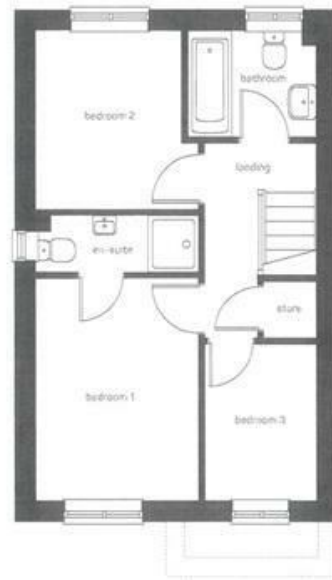




ground floor

kitchen/diner: 14'8" x 8'9"
living room: 15'5" x 11'8"
cloak: 5'8" x 3'0"

kitchen/diner: 4.48m x 2.68m
living room: 4.71m x 3.54m
cloak: 1.73m x 0.91m



first floor

bedroom 1: 11'7" x 8'7"
en-suite: 8'7" x 2'11"
bedroom 2: 9'4" x 7'8"
bedroom 3: 8'2" x 5'10"
bathroom: 6'8" x 5'7"

bedroom 1: 3.54m x 2.60m
en-suite: 2.60m x 0.90m
bedroom 2: 2.85m x 2.34m
bedroom 3: 2.49m x 1.78m
bathroom: 2.04m x 1.70m



the kinnerton
3 bed semi-detached

www.anwyllhomes.co.uk

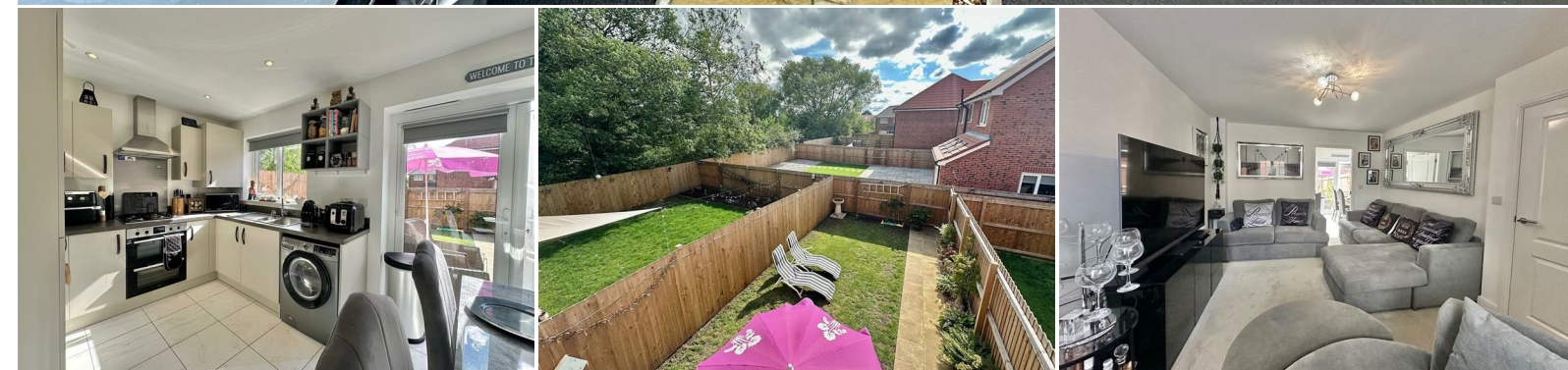
ANWYLL
thoughtful homes

NEW
HOMES
QUALITY
CODE

NEW HOMES
OMBUDSMAN

Anwyll Homes is a Registered Developer with the NHQB. This is a computer-generated image of the kinnerton, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22

everything considered.



MISREPRESENTATION ACT 1967.

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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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 - MOTIVATED SELLER

A delightful three bedroom, two bathroom deceptively spacious freehold townhouse built by Anwyl to the 'Kinnerton' design offers perfect contemporary accommodation impeccably appointed by the present owners since new. Nestled in a super development within a friendly neighbourhood. Boasting excellent transport links close by there is plenty to cater to a variety of buyers lifestyles. With two parking spaces to the front & a charming rear garden with lawn and patio we highly recommend prompt viewing.

DESCRIPTION

An outstanding well designed highly attractive & superbly appointed executive style home exuding light, space & elegance throughout. Built by ‘Anwyl’ to the ‘Kinnerton’ design the impeccably styled three bedroom, two bathroom deceptively spacious townhouse features sleek contemporary accommodation which would suit a variety of buyers yearning for a great house in a delightful location and easy of maintenance. Being an ideal situation for commuting whether by car, train or bus etc transport links & town centre facilities are all close to hand. The meticulous property owned by the present occupier since new briefly comprises; Entrance Hall, Cloaks WC, Living Room, Kitchen Diner. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three & Family Bathroom. UPVC D.G. & Gas C.H.

Shale frontage with space for plant pots etc. Electric car charging point. Enjoying a good size rear garden enclosed by attractive fencing with lawn, patio, paved pathway & pretty planting there is also exclusive use of the rear gated pathway providing bin & general access (this is only for the sole use of this property which is included within the title of the property). Tarmacadam driveway to the front with two parking spaces.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SUPER PROPERTY

DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston which continues into Nantwich Road and proceed past the train station. At the roundabout take the 3rd exit ahead to the next roundabout. Take the 2nd exit ahead & at the 3rd roundabout take the 2nd exit onto Sydney Road. Turn right into Hurcomb Way & right into Wren Drive where the property will be observed on the right hand side within the smaller cul de sac position.

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.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

CLOAKS WC

5'8" x 2'11" (1.73 x 0.91)

LIVING ROOM

15'5" x 11'7" (4.71 x 3.54)

KITCHEN DINER

14'8 x 8'9 (4.47m x 2.67m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

11'7 x 8'7 (3.53m x 2.62m)

ENSUITE SHOWER ROOM

8'7 x 2'11 (2.62m x 0.89m)

BEDROOM TWO

9'4 x 7'8 (2.84m x 2.34m)

BEDROOM THREE

8'2 x 5'10 (2.49m x 1.78m)

FAMILY BATHROOM

6'8 x 5'7 (2.03m x 1.70m)

EXTERIOR

Front paved pathway to highly attractive soft green coloured entrance door. There are also two parking spaces on the Tarmacadam driveway also to the front of the property. One of the highlights of this property is the delightful lawned rear garden with paved patio, pathway & pretty planting being enclosed by attractive timber fencing & with a timber gate providing solely owned paved pathway providing easy bin access etc.

EPC RATING: B

COUNCIL TAX BAND: B

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.