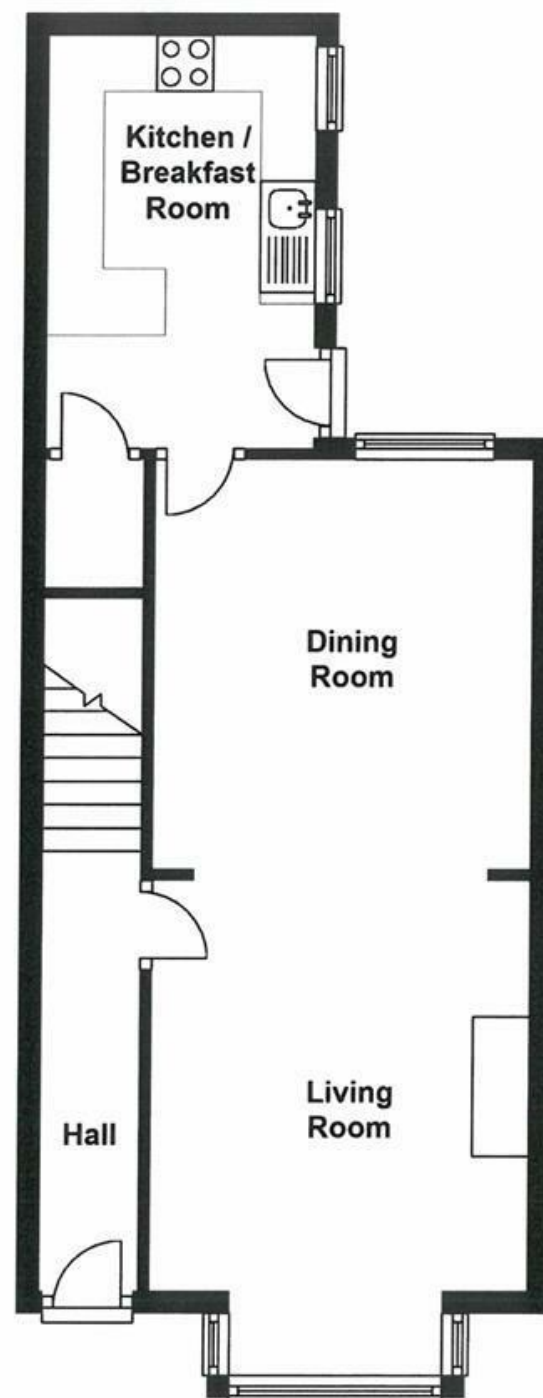


## Ground Floor



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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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

A delightful three-bedroom mid-terrace period townhouse which offers a perfect blend of modern living and a dash of classic character. With vacant possession, this property is ready for you to move in without delay & to create your gorgeous new home. With open-plan living area that is both spacious and inviting there are good sized bedrooms & compact bathroom to the first floor.

One of the standout features of this home is the parking space to the rear, a rare find in such a central location. Situated in a highly convenient area, the property is just a stone's throw away from the popular Leopard Public House, making it an excellent choice for those who enjoy local amenities and a vibrant community atmosphere.

DESCRIPTION

Situated on a popular residential street, this attractive period mid-terrace home offers a wonderful blend of traditional character and comfortable living. With its striking red brick façade, decorative detailing, and bay-fronted windows, the property delivers excellent curb appeal and a welcoming first impression.

A gated pathway leads through the front garden to an inviting entrance, setting the tone for the charm and character found throughout. Inside, the property offers well-proportioned accommodation with high ceilings, large windows, and plenty of natural light. The layout is ideally suited to modern living, providing comfortable reception space for both relaxing and entertaining. Upstairs, the home offers generous bedroom accommodation along with family facilities, making it an excellent choice for first-time buyers, professionals, or growing families. The property also offers scope for personalisation or enhancement, allowing the next owner to add their own style and value over time. Located within easy reach of local shops, amenities, well-regarded schools, and convenient transport links, this is a fantastic opportunity to acquire a character home in a desirable and well-connected area.

Briefly comprising; Hall, Living Room opening to Dining Room, Fitted Kitchen, under stairs Pantry. First Floor Landing, Bedroom One (double), Bedroom Two (double), Bedroom Three (single), Bathroom. Attractive and surprisingly spacious rear garden with lawned area, patio, decking & pathway with gate leading to the rear parking with space for two vehicles. UPVC double glazing and Gas Central Heating. NOTE: The original brick outhouses and WC have been removed and have been decked (new services connected), which provides the opportunity to create a workshop/laundry room/home office (subject to any necessary consents). Situated in a highly convenient area, the property is just a stone's throw away from the popular Leopard Public House, making it an excellent choice for those who enjoy local amenities and a vibrant community atmosphere. NO CHAIN

DIRECTIONS

Proceed from the Agent's Nantwich Office along Hospital Street. At the mini roundabout proceed straight across and at the 'Churches Mansion' roundabout, take the 3rd exit onto London Road. The property will be observed on the right hand side.

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

UPVC double glazed entrance door with stained glass panel and panel over, inset carpet well, radiator, 2 ceiling light points, original cornice, wood-effect laminate floor. Stairs rising to 1st floor. Part glazed door from Hall to Living/Dining Room.

LIVING DINING ROOM

24'8 x 11'0 (7.52m x 3.35m)

LIVING AREA

12'8 x 11'0 (3.86m x 3.35m) Ceiling light point, 2 wall light points, coving, coal effect gas fire, TV aerial and telephone points, radiator, uPVC double glazed box bay window to front elevations. Archway to the Dining Room

DINING AREA

12'0 x 11'2 (3.66m x 3.40m) Ceiling light point, uPVC double glazed window to rear elevation, radiator, continuation of wood-effect laminate floor. Part glazed door to Kitchen, coving.

KITCHEN

12'1 x 7'10 (3.68m x 2.39m) Well equipped with a range of beech-effect fronted wall, base and drawer units incorporating breakfast peninsula. Granite-effect roll top laminate worksurface and inset stainless steel single drainer sink unit with mixer tap. 'Stoves' electric oven/grill, 4 burner gas hob and fixed extractor over, space and plumbing for washing machine. Integrated base level fridge and separate freezer, wall mounted 'Worcester' gas-fired central heating boiler, 2 uPVC double glazed windows to side elevation, ceiling light point, part tiled walls, radiator, ceramic tile floor, part glazed uPVC door to side elevation providing garden access. Under stairs cupboard with ceiling light point and shelving.

FIRST FLOOR LANDING

Galleried with ceiling light point, smoke detector and cupboard, loft access with drop down ladder.

BEDROOM ONE

14'5 x 12'2 (4.39m x 3.71m) Ceiling light point, radiator, 2 uPVC double glazed windows to the front, TV aerial point.

BEDROOM TWO

12'1 x 9'1 (3.68m x 2.77m) Ceiling light point, radiator, uPVC double glazed window to rear elevation.

BEDROOM THREE / OFFICE

9'1 x 7'11 (2.77m x 2.41m) Ceiling light point, radiator, uPVC double glazed window to rear elevation, telephone point, wood-effect laminate floor.

BATHROOM

8'0 x 4'8 (2.44m x 1.42m) Modern suite with panel bath and 'Mira' mains shower over, low-level WC, pedestal wash hand basin. Ladder radiator, ceiling light point, uPVC double glazed window to side elevation, fully tiled walls, vinyl floor.

EXTERIOR

The property is approached over a pathway with central flower bed, brick wall to front elevation and wrought iron gate. The rear garden is charming and of a pleasant manageable size. Lawned area with shrubs and Honeysuckle. Paved pathway to rear parking area through a timber gate. A paved pathway leads directly from the property and provides a pleasant area to relax and entertain. NOTE: The original brick outhouses & WC has been removed and has been concreted (new services connected), which provides the opportunity to create a workshop/laundry room/home office (subject to any necessary consents).

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, gas, electricity and drainage are either 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. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

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