



2 RODGER AVENUE | BETLEY | NANTWICH | CHESHIRE | CW3 9AJ | OIRO £220,000



Nestled in the charming village of Betley within a pleasant cul de sac, this delightful three-bedroom spacious mid terrace house provides a perfect blend of comfort and convenience.

The spacious accommodation briefly comprises; Entrance Hall, Living Room, Formal Dining Room, Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room & Separate WC.

Driveway to the front & pleasant lawned enclosed rear garden with patio.

UPVC D.G. & Gas C.H.

Located in Betley, residents will appreciate the sense of community and the picturesque surroundings.

The village offers a range of local amenities, including shops, schools, and parks, all within easy reach.

Additionally, the property is well-connected to nearby towns and cities, making it an excellent choice for commuters. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations.

This is a rare find in such a picturesque village setting, offering both convenience and practicality for you and your guests. Whether you're looking for a new family home or a tranquil getaway, this house is sure to capture your heart. Do not miss the opportunity to make this lovely property your own and enjoy the best of village living in Betley.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout and continue ahead to London Road, proceeding over the level crossing to the traffic lights. Continue ahead to the roundabout and take the last exit onto Newcastle Road. Proceed all the way to the roundabout and take the last exit (marked Balterley & Betley). Continue ahead at the roundabout and proceed into Betley Village turning left into East Lawns and continue bearing right into Rodger Avenue where the super property will be observed on the right hand side. (The 'Hand and Trumpet' gastro pub, local store/post office, veterinary practice & 'Reading Room' are all a short distance away.

#### BETLEY & WRINEHILL LOCATION

Pretty Wrinehill & Betley villages lie on the borders of South Cheshire and North Staffordshire. Betley is ideally situated and convenient for Newcastle-under-Lyme (6 miles), Nantwich and Crewe (6 miles) and the M6 Motorway (Jct. 16) approx. 6 miles. Wychwood Golf Course is 2 miles north of the village. Betley is a bustling village with thriving community spirit and active social events calendar. The village provides a range of local amenities including a primary school, nursery, church, doctors surgery, village shop, Post Office, and The Swan Public House, as well as a frequent bus service to Nantwich, Crewe, Newcastle & Stoke-on-Trent. Betley - meaning the 'clearing in the woods' of Bette (a Saxon woman's name) - is an ancient settlement. It is mentioned in the Domesday Book. At Betley Hall, a now-demolished country house, Charles Darwin conducted some of his zoological observations and Florence Nightingale visited. At another country house in the village, Betley Court (which is still standing), lived the Romantic poet Eliza Tollet. The church, dedicated to St Margaret of Antioch, is a beautiful medieval building (reasonably well-restored by George Gilbert Scott), with oak beams and a cricket ground to the rear.

The village of Wrinehill – which seamlessly continues from the Betley boundary & where this property is located boasts the Brunning & Price owned The Hand & Trumpet Gastro Pub just a short distance from the property itself.

#### NEARBY NANTWICH TOWN

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.

#### AGENTS NOTE:-

This super stylish & comfortable home is delightfully situated in a most pleasant and well established position within the highly regarded and historic Betley village centre.

The property has been improved and enhanced to provide comfortable accommodation throughout.

Betley is extremely well regarded being on the border of both Staffordshire & Cheshire. Being surrounded by countryside enables buyers to immerse themselves in the best that rural living offers whilst amidst a thriving community featuring events throughout the year.



THE ACCOMMODATION:-  
With approximate dimensions, comprises;

ENTRANCE HALL

LIVING ROOM 11'9 x 10'11





KITCHEN

DINING ROOM 11'0 x 11'6





FIRST FLOOR LANDING

BEDROOM ONE 10'11 x 12'3

SEPARATE WC

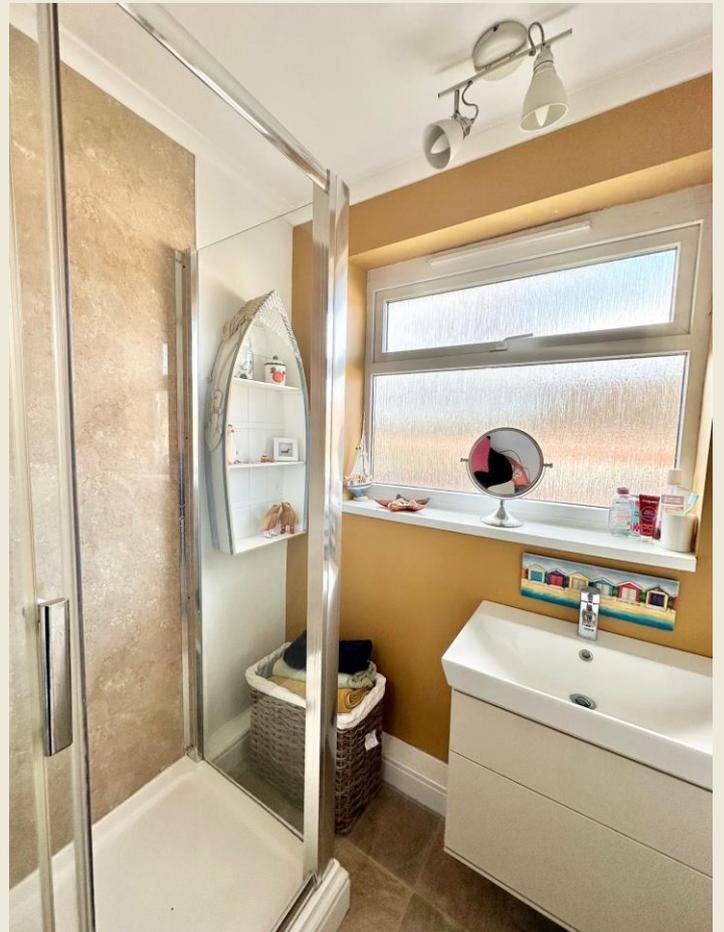
BEDROOM THREE 11'0 x 7'6





BEDROOM TWO 12'6 x 10'6 max

SHOWER ROOM





#### EXTERIOR

The property is approached via a driveway with gravelled borders, covered entry with gated side access leading to the rear lawned garden, having large cut stone patio area, brick built storage shed. Two garden sheds, laid mainly to lawn with outside lighting and water tap.

EPC RATING: D

COUNCIL TAX BAND: B

#### SERVICES

All mains gas, water, drainage & electricity 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

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](mailto: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](mailto: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.

