



**MISREPRESENTATION ACT 1967.**

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An extremely deceptive & much enhanced mature three bedroom semi detached house having an exceptional kitchen dining family entertaining space complete with inset party drinks cabinet with lighting. The design of the space is fantastic whilst the living room with feature fireplace is also of an excellent size. The excellent family home is conveniently located within the charming town of Nantwich with all facilities, schools, shops and transport links all within easy distance. This delightful semi-detached house really does offer a perfect blend of comfort and convenience. The property also benefits from generous yet easy to manage gardens & front driveway. Notably the lawned rear garden boasts seating & hot tub space.

**DESCRIPTION**

Boasting an outstanding & distinctive 'party' kitchen dining family room making this home entirely unique, the excellent family home is conveniently located within the charming town of Nantwich. This delightful three bedroom semi-detached house offers a perfect blend of comfort and convenience.

The inviting layout of the house ensures a warm and welcoming atmosphere. The living areas are designed to be both functional and stylish providing ample room for relaxation and entertaining (and very party friendly!). The kitchen, which is a central hub of the home, is equipped to meet all your culinary needs, making it a joy to spend time in. The property also benefits from a generous yet easy to manage garden, providing an outdoor retreat where there is space for a hot tub, seating area and good size lawn. Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families. The vibrant town of Nantwich is known for its rich history and community spirit, offering a variety of shops, cafes, and cultural experiences.

This semi-detached house on Queens Drive is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in this picturesque part of Cheshire. We recommend prompt viewing so as not to miss the chance to make this charming house your new home.

**DIRECTIONS**

Proceed from the agents Nantwich office along Hospital Street. At the mini roundabout turn right & continue, passing Morrisons Supermarket. Take the second exit at the roundabout and proceed along Waterlode & at the crossroads at the second set of traffic lights, turn left into Welsh Row (over the bridge). Turn left into Queens Drive & the property will be observed on the right hand side.

**NEARBY WELSH ROW**

The property is within walking distance of open countryside & the Shropshire Union Canal. Malbank School & 6th Form College is a few hundred yards from the property & Millfields County Primary School is within walking distance. Welsh Row was used as the main Coach Road from London to Wales & has always proved to be an exclusive residential locality containing a wide variety of housing designs including some intriguing half timbered black & white residences.

**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;

**ENCLOSED ENTRANCE PORCH**

**ENTRANCE HALL**

5'10 x 10'2 (1.78m x 3.10m)

**LIVING ROOM**

15'8 x 12'5 (4.78m x 3.78m)

**KITCHEN DINING FAMILY ROOM**

17'9 max x 19'3 max (5.41m max x 5.87m max)  
Utility Area 9'2 x 5'4

**FIRST FLOOR LANDING**

**BEDROOM ONE**

10'10 x 10'2 (3.30m x 3.10m)

**BEDROOM TWO**

12'9 max x 8'6 max overall (3.89m max x 2.59m max overall)

**BEDROOM THREE**

8'10 x 9'11 (2.69m x 3.02m)

**BATHROOM**

7'7 x 5'5 (2.31m x 1.65m)

**SEPARATE WC**

5'3 x 4'5 (1.60m x 1.35m)

**EXTERIOR**

**EPC RATING:**

**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**

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: nantwich@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 , 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; , 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.