



62 THE BEECHES | NANTWICH | CHESHIRE | CW5 5YP | OIRO £249,950



Situated within the confines of historic Nantwich within walking distance of the town centre, & facilities together with Barony Park and Sainsbury's close by. There are also tennis courts, children's play area & all weather football pitch a very short stroll away on the park itself. Commuting links are also excellent with road & rail networks within a short distance.

The attractive two bedroom mid terraced town cottage boasts pleasant neutrally decorated accommodation throughout and is ideal for owner occupiers or indeed buy to let investors.

The accommodation briefly comprises; Living Room opening to Dining Room, Fitted Kitchen, Bathroom, Separate WC, Rear Porch. First Floor Landing, Bedroom One, Bedroom Two.

Garden frontage with timber gate & fence to front.

Rear access beyond porch to residents pathway providing bin access.

Gate beyond opening to the spacious lawned rear garden with paved patio area.

Further gated access beyond to the garage which may be accessed to the rear by vehicles.

UPVC D.H & Gas C.H.

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and turn right at the mini roundabout. Upon passing Morrisons supermarket turn left into The Beeches and continue where the property will be observed on the corner on the left hand side. (Within a short walk of the town centre).

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.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 5'3 x 3'2

CLOAKS WC 5'4 x 2'9





LIVING ROOM 15'9 x 13'11



DINING ROOM 9'9 x 7'7



CONSERVATORY 8'2 x 7'5





FITTED KITCHEN 9'8 x 7'10

FIRST FLOOR LANDING



BEDROOM TWO 11'3 x 8'11

BEDROOM THREE 7'5 x 7'1





BEDROOM ONE 12'5 x 8'6



BATHROOM 7'3 x 5'7

DETACHED SINGLE GARAGE 16'5 x 9'5

EXTERIOR

The property stands in a gloriously convenient location within a short walk of the town centre & all its facilities. The pleasant property stands on a particularly choice corner plot within the well established and popular development. The front of the property features a lawn & borders, a wrought iron gate to the side opens to the part walled garden being of easy maintenance with gravelled courtyard style garden, clipped shrubs & small pond. Rear door to garage.

The rear garden enjoys a good degree of privacy and is a quiet oasis. Climbing Wisteria & clematis to the side wall.

Driveway to the rear with off road parking for one vehicle.

EPC RATING: D

COUNCIL TAX BAND: C

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

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: 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.

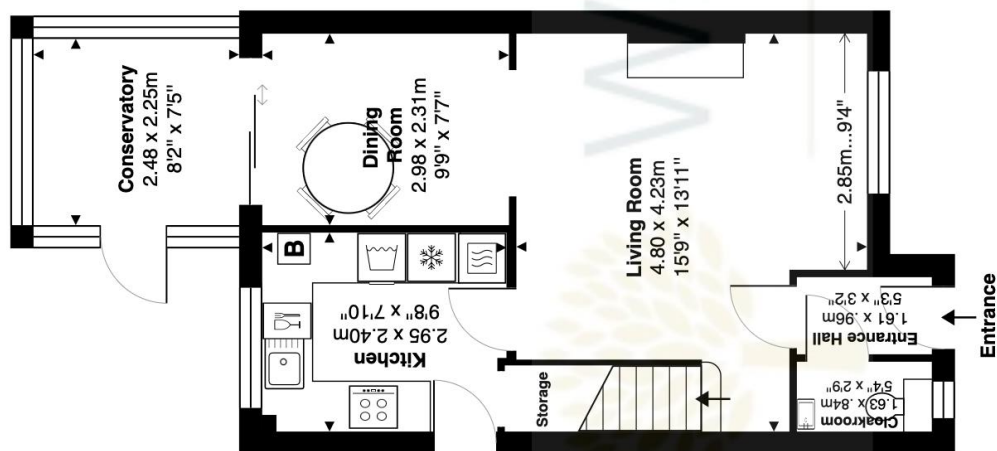
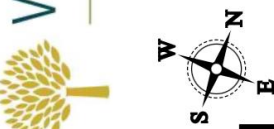
FINANCIAL ADVICE

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 **

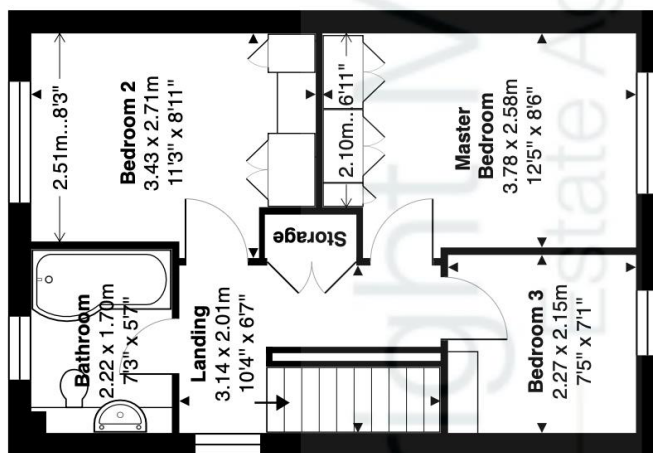
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





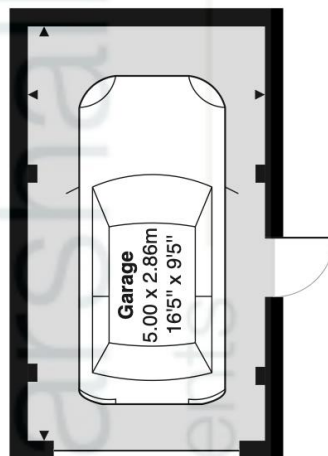
Ground Floor

Floor Area: 42.7 m² ... 459 ft²



First Floor

Floor Area: 35.2 m² ... 379 ft²



Garage

Floor Area: 14.3 m² ... 154 ft²

62 THE BEECHES, NANTWICH, CHESHIRE, CW5 5YP

Approximate Gross Internal Area: 92.2 m² ... 992 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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