



'THE MOORINGS' 22 EDMUND WRIGHT WAY | NANTWICH | CHESHIRE | CW5 5HQ | OIRO £675,000



BEAUTIFUL ACCOMMODATION MAXIMISING NATURAL LIGHT THROUGHOUT WITH A SUPERB
VISTA TOWARDS THE CANAL - APPROX 2050 SQ FT OVERALL

Magnificently styled the luxurious property having been meticulously extended and enhanced by the present owners, offers the very best in family friendly versatile space. Easy living is abundant both within the stunning interiors but also within the excellent spacious rear garden with its entertaining space.

In a prime residential location, the highly desirable five bedroom two bathroom detached Linden built house being wonderfully positioned on an attractive corner plot, has been extended and is superbly appointed by the present owners. Featuring a leafy front outlook towards the canal, spacious easy flowing internal accommodation and a wonderful rear garden with lawn, summerhouse and raised entertaining deck boasting space for a hot tub or outdoor kitchen together with a double width drive & integral garage, there is much for buyers to be extremely impressed by.

Distinctive in its design with contemporary Anthracite coloured uPVC double glazing and within close proximity to schools, town centre facilities and within a short drive of excellent transport links, we strongly recommend prompt viewing.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Turn right into Waterlode (passing Morrison's) and continue over the next roundabout, proceeding through the traffic lights. At the 3rd set of traffic lights turn left into prestigious Welsh Row, over the bridge. Turn left into Marsh Lane then turn right into Edmund Wright Way and proceed where the property will be observed on the right hand side on the corner.

NEARBY WELSH ROW

The property is within walking distance of open countryside & the Shropshire Union Canal. Highly regarded Malbank School & 6th Form College is a few hundred yards from the property. Also 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 TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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 1 hr 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 12'5 x 9'8

CLOAKS WC 6'2 x 4'0





OUTSTANDING KITCHEN DINING FAMILY ROOM 27'4 x 12'5





UTILITY ROOM 7'11 x 7'2

STUDY / PLAYROOM 12'8 x 7'11





SNUG 12'0 x 9'1

LIVING ROOM 17'6 x 12'0





LIVING ROOM





FIRST FLOOR LANDING

MASTER BEDROOM ONE 13'7 x 12'3

ENSUITE BATH & SHOWER ROOM 9'0 x 4'1





BEDROOM TWO 15'3 x 13'8

BEDROOM FIVE 9'3 x 8'11

BEDROOM THREE 16'9 x 7'11





BEDROOM FOUR 12'5 x 8'7

FAMILY BATHROOM 9'1 x 6'1





INTEGRAL SINGLE GARAGE 17'0 x 9'3

EXTERIOR

Situated on a generous corner plot the property features a charming leafy front outlook towards the canal. Tarmacadam driveway to front with paved pathway, Cheshire style railings to the front boundary and lawn with attractive shrubs. Side access to the rear garden which is a wonderful family friendly space. Being predominantly lawned there is a wonderful decked entertaining and seating terrace which offers the ideal space to place a hot tub or outdoor kitchen etc and raised borders with a variety of shrubs & plants. A pretty painted summerhouse sits perfectly in the corner of the garden with its double opening glazed doors and garden view. There is still ample space for younger members of the family to have their own play equipment so the whole family unit can make the best advantage of the delightful garden.

SUMMER HOUSE 7'8 x 7'7

EPC RATING: D

COUNCIL TAX BAND: E

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

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

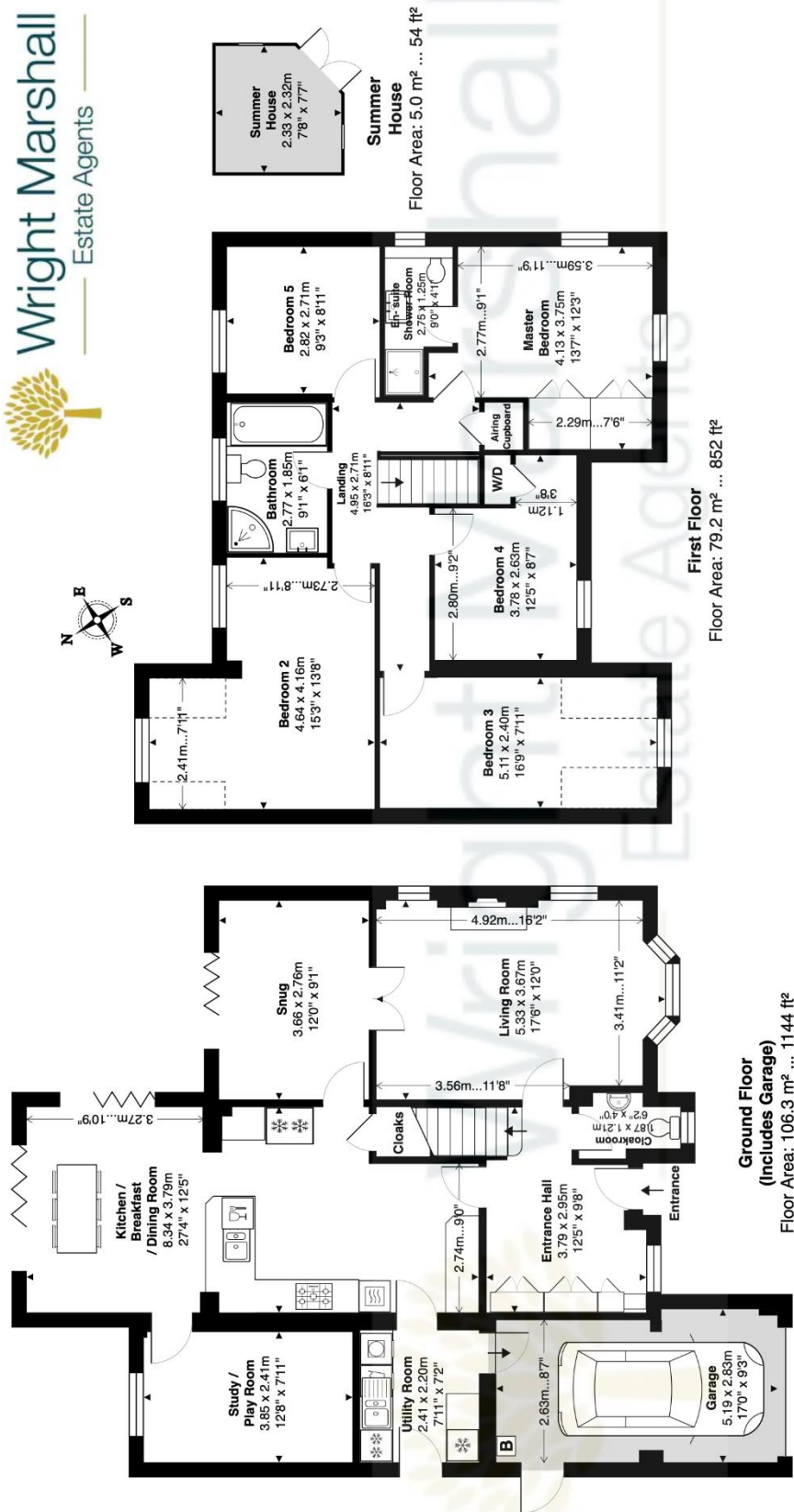
We can help you fund your new purchase with mortgage advice!

** 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.







22 EDMUND WRIGHT WAY, NANTWICH, CHESHIRE, CW5 5HQ

Approximate Gross Internal Area: 190.5 m² ... 2050 ft² Includes Garage & Summer House

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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