



32 DAVENPORT AVENUE | NANTWICH | CHESHIRE | CW5 5QJ | OIRO £155,000



An appealing two bedroom ground floor town centre apartment, together with private beautifully presented rear garden with sheds and fantastic summerhouse / home office and covered parking for two vehicles to the rear. The deceptively spacious much improved accommodation offers an excellent easy maintenance lifestyle for buyers.

An ideal purchase particularly for first time buyers, down sizers or buy to let investors.

Briefly comprising:- Attractive entrance approach, Entrance Hall with two useful built in storage cupboards, spacious Living Dining Room, modern Fitted Kitchen. Bedroom One (rear) with a range of fitted wardrobes, Bedroom Two (front), modern Bathroom.

UPVC double glazed windows & doors throughout. Gas Central heating.

Outstanding garden 'oasis' to the rear – the garden has been lovingly created with faux lawn, decked seating area, raised planted borders, established clipped Laurel hedge providing evergreen screening and privacy. Utility / Implement Store, additional shed.

Superb summer house / home office (with power).

Covered parking to the rear of the garden providing excellent space for two vehicles.

VIEWING HIGHLY RECOMMENDED





DIRECTIONS

From the Agents Nantwich office continue along Hospital Street, over the mini roundabout to Church's Mansion roundabout and take the 1st left, then over the mini roundabout onto Millstone Lane. At the traffic lights, continue ahead into Barony Road, passing Barony Park on the right then turn left onto Davenport Avenue and the property will be observed on the right hand side (with the vehicular access leading to the parking at the rear).

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

Built in storage cupboards.



LIVING DINING ROOM





KITCHEN

BATHROOM





BEDROOM ONE

BEDROOM TWO





EXTERIOR

Outstanding lovingly created rear garden with faux lawn, decked seating area, raised planted borders, established Laurel hedge. Utility / Implement Store, additional shed. Covered parking to the rear of the garden providing excellent space for two vehicles. SUMMER HOUSE / HOME OFFICE with power.

EPC RATING: TBC

COUNCIL TAX BAND: A

SERVICES & CHARGES

Ground rent: £10 per year. Management charge: £25.18 per month (reviewed 31.3.2027). All mains gas, water, electricity & drainage services are connected. 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

Leasehold with vacant possession upon completion (Subject to Contract). 125 Years from 22.09.2003 (102 years remaining). Freehold owned by Guinness.

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.





FLOOR PLAN PENDING

Wright Marshall
Estate Agents

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