



9 STANLEY BOUGHEY PLACE | NANTWICH | CHESHIRE | CW5 6QG | OFFERS OVER £429,000



An extremely impressive & spacious detached four bedroom, two bathroom residence located in the wonderfully thriving town of Nantwich.

Boasting naturally light & versatile family size accommodation over two floors, the property stands in a superb position within a small leafy modern development within walking distance of the town centre itself.

The property briefly comprises; Unusually spacious Entrance Hall, Cloaks WC, Living Room, delightful Kitchen Dining Family Room. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two with Ensuite Shower Room, Bedroom Three, Bedroom Four & Family Bathroom.

Integral single garage & double width Tarmacadam driveway to front with garden.

The stunning rear garden is a wonderful space & is absolutely perfect for enjoying a morning coffee or hosting summer gatherings, BBQ's etc.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the agents office continue along Hospital Street & continue ahead at the mini roundabout. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout take the third exit onto Crewe Road. Proceed a little & turn right into Stanley Boughey Place. Continue straight ahead & bear left where the property will be observed.

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 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;

RECEPTION HALL

CLOAKS WC (5'11 x 3'7)

LIVING ROOM (14'9 x 11'5)





KITCHEN DINING FAMILY ROOM (24'8 x 9'3)



UTILITY ROOM (4'2 x 5'11)





FIRST FLOOR LANDING

MASTER BEDROOM ONE (14'2 x 11'5)



ENSUITE SHOWER ROOM (6'1 x 5'7)





BEDROOM TWO (9'9 x 8'5)

ENSUITE SHOWER ROOM (7'1 x 5'5)



BEDROOM THREE (9'3 x 8'2)

BEDROOM FOUR (9'3 x 6'9)

FAMILY BATHROOM (8'5 max x 5'6 max)





EXTERIOR

Standing in a wonderful & highly convenient location within walking distance of the town centre yet enjoying a discreet position within a now leafy more established small modern development with pretty 'green' area. The external space certainly does not disappoint with an easy to maintain garden frontage, double width Tarmac driveway & integral garage. The fabulous spacious rear garden which in itself is a super haven enjoys gated side access making it an ideal family friendly or pet space. The rear garden is magnificent, enjoying a good size lawn with a good size patio area – ideal for relaxing or entertaining. There is an excellent size stone paved patio provides the perfect spot to relax & entertain with a pretty wildlife pond and planting.

EPC RATING: C

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.



