



40 MALLARD AVENUE | EDLESTON | NANTWICH | CHESHIRE | CW5 5WE | OIRO £350,000



An extremely attractive & particularly deceptive Three Bedroom, Two Bathroom substantial detached house standing on a superb corner plot.

Of considerable appeal with impeccable low maintenance landscaped gardens, garage & drive.

Having been enhanced by the previous owners there are numerous upgrades throughout which are sure to impress discerning buyers including a refitted ensuite shower room & fitted high quality kitchen with delightful rear stable door.

Standing on an enviable corner plot within easy proximity to the towns facilities, schools, open countryside & canal. The distinctive angled design has flair, and with the neutrally well appointed rooms is sure to appeal to a wide range of purchasers.

Briefly comprising; Reception Hall, Cloakroom/WC, Living Room.

Kitchen Breakfast Room, Dining / Family Room. First Floor Landing, Master Bedroom One & Ensuite Shower Room, Bedroom Two, Bedroom Three/Office, Bathroom.

Attached Single Garage & Driveway.

Extremely attractive gardens including a fantastic solid frame gazebo to the rear proving the perfect spot to relax & entertain whatever the weather.

UPVC D.G. & Gas C.H.

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 the prestigious Welsh Row. Turn into Queens Drive & continue towards Marsh Lane. Turn left into Heron Way 'Malbank Waters' development & continue following the road then turn left into Mallard Avenue. 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. 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 CENTRE

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

Highly attractive soft green UPVC entrance door with decorative glazing, having been installed by the present owners. Ceiling light point. Smoke detector. Attractive wood effect flooring. Built in cloaks cupboard. Stairs rising to the first floor.

CLOAKS WC

Low level WC. Pedestal wash hand basin with mixer tap and tiled splashback. Ceiling light point. UPVC double glazed window with obscured glass. Radiator. Continuation of the attractive wood effect flooring.





LIVING ROOM 17'9 x 10'10

An extremely well proportioned room with two ceiling light points. UPVC double glazed French doors to the rear. Two UPVC double glazed windows to the front. Radiator. TV point. Contemporary fireplace with deep fire surround and electric fire.

DINING / FAMILY ROOM 7'11 x 10'9

An excellent and versatile room with ceiling light point. Deep box bay with UPVC double glazed windows. Radiator.





KITCHEN 13'5 x 9'2

Superbly re-designed and fitted by the previous owners, the space has been meticulously considered and features more space for appliances. Ceiling light point. Part tiled walls. UPVC double glazed window to the rear. Continuation of the highly attractive wood effect flooring. Pale cream coloured wall, base and drawer units. Incredibly attractive work surface with under mounted ceramic sink with mixer tap. Integrated electric hob with extractor fan and double electric eye level oven. Space and plumbing for washing machine. Integrated fridge freezer. Under unit lighting. Delightful UPVC stable door to the rear garden. Understairs storage cupboard.





FAMILY BATHROOM

Panelled bath with shower screen and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Ceiling light point. Radiator. Attractive wood effect flooring.



FIRST FLOOR LANDING

Ceiling light point. Radiator. UPVC double glazed window.



BEDROOM THREE 7'6 x 7'2

Ceiling light point. Radiator. UPVC double glazed window.





MASTER BEDROOM ONE 10'6 x 14'0

Well appointed and of a good proportion with ceiling light point. Range of built in wardrobes. Radiator. Two UPVC double glazed windows. Door to the ensuite.

ENSUITE SHOWER ROOM

Re-modelled by the previous owners and featuring a low level WC, pedestal wash hand basin with mixer tap and tiled splashback. Ceiling light point. UPVC double glazed window. Extractor fan. Tall ladder radiator/towel rail. Wood effect flooring. Larger corner shower with fixed seat and easy wipe marble effect wall panel.

BEDROOM TWO 10'2 x 10'10

Superbly appointed and well proportioned with ceiling light point. Radiator. Two UPVC double glazed windows. Built in wardrobes.





EXTERIOR

The previous owners have substantially enhanced the exterior of the property with low maintenance gardens in mind. Standing on an enviable corner plot there is a sleek brick paved frontage with steps and paved pathway to the front entrance. Courtesy light. Low hedging.

The rear garden is particularly charming having been thoughtfully designed and being impeccably presented. There is an excellent stone paved entertaining and seating patio featuring a pretty covered pergola. Timber fencing to the boundaries, elegant richly planted shaped flower beds with highly attractive block paved edging. Timber posts and trellis with climbing roses and pathway leading around the large planted flower bed being richly stocked with roses etc. Additional trellis and climbing roses to the rear of the garage. Water tap. Timber gate opening to the side pathway. Courtesy lighting and UPVC double glazed door to the garage.

ATTACHED SINGLE GARAGE 17'5 x 9'2

With electric remote roller door and sensor light.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage services are either 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.

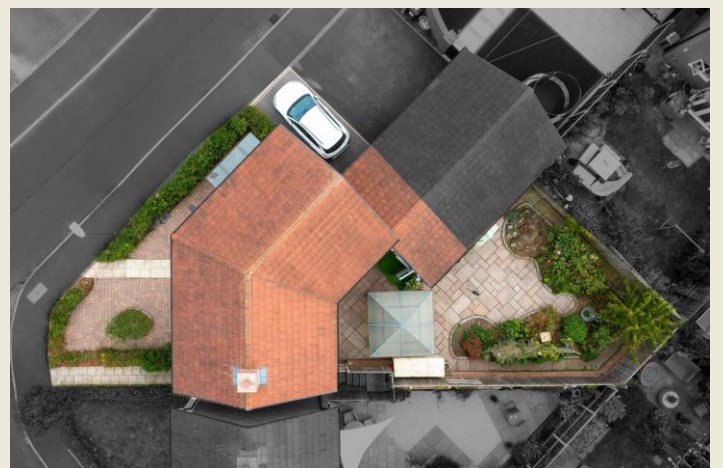
FINANCIAL ADVICE

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

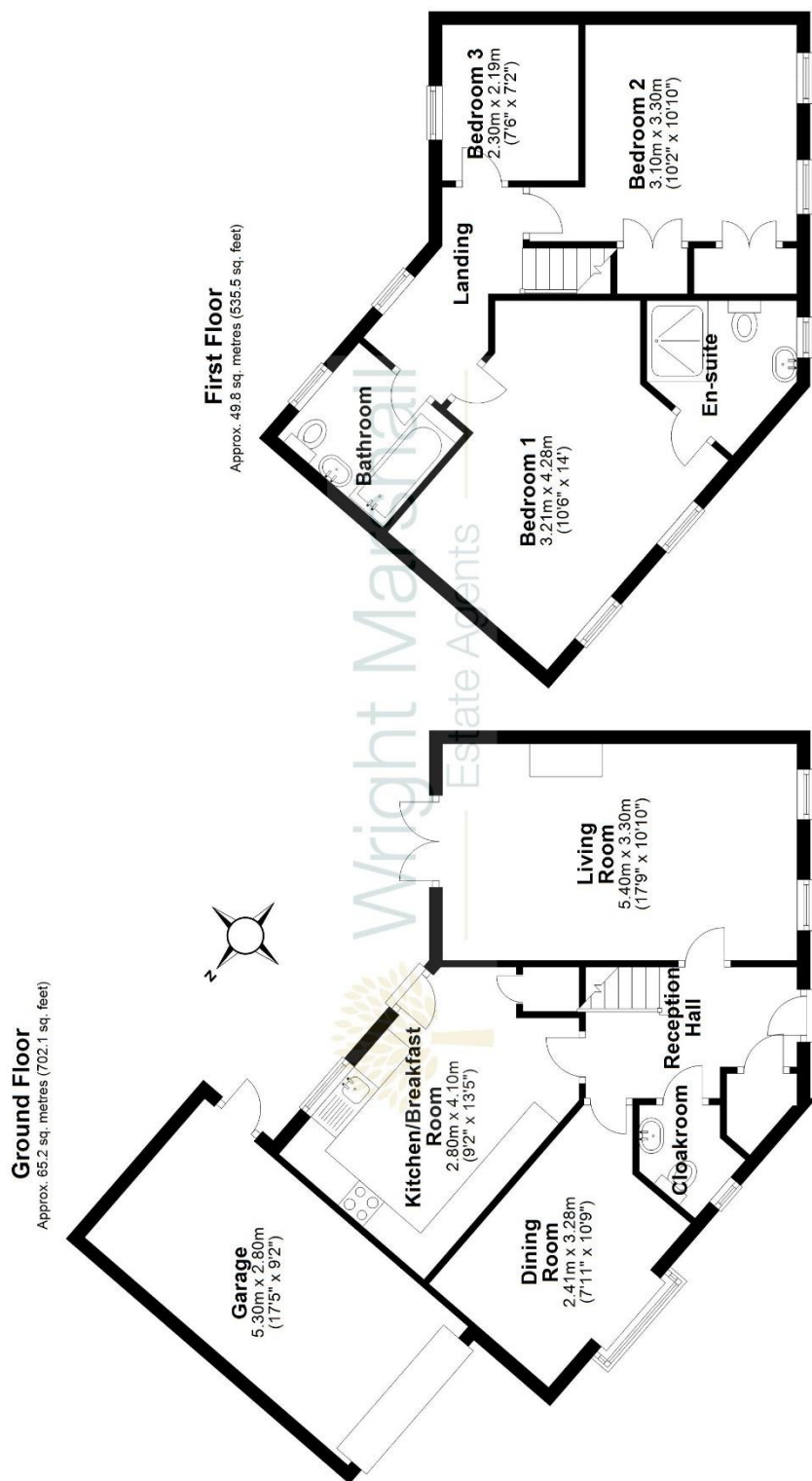
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.







40 mallard avenue