



16 PARK VIEW | NANTWICH | CHESHIRE | CW5 5HQ | OFFERS OVER £290,000



BOASTING A SUPERB OUTLOOK OVER BARONY PARK TO THE FRONT

A characterful Victorian mid terrace town house with a super garden to the rear, garage & driveway. Offering comfortable well appointed accommodation the property briefly comprises;

Entrance Vestibule, Open Plan Living Dining Room with dual aspect, Kitchen, Utility, Separate WC. Galleried First Floor Landing, Bedroom One (front) with two windows & great outlook, Bedroom Two, Bathroom with separate shower.

Fitted with uPVC double glazing throughout & gas central heating.

The wonderful & surprisingly long rear garden with lawn, richly planted borders, vegetable/growing plot and seating areas is particularly charming whilst the front garden offers a low maintenance space with timber fence, gate & Privet hedge. There is also access to the rear garden (bin access).

Accessed from the rear there is a detached garage with up & over door, door to side & driveway to the front with space for a couple of vehicles.

In a prime residential location within the town the highly favourable location features a leafy front outlook over the park and is ideal for the local schools, supermarkets (with Sainsbury's a short walk away) and all other facilities and transport links.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, towards the mini roundabout. Continue ahead and at the 'Churches Mansion' roundabout take the first exit continuing ahead at the next roundabout into Millstone Lane. At the traffic lights turn right into Park View where the property will be observed on the right hand side.

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.

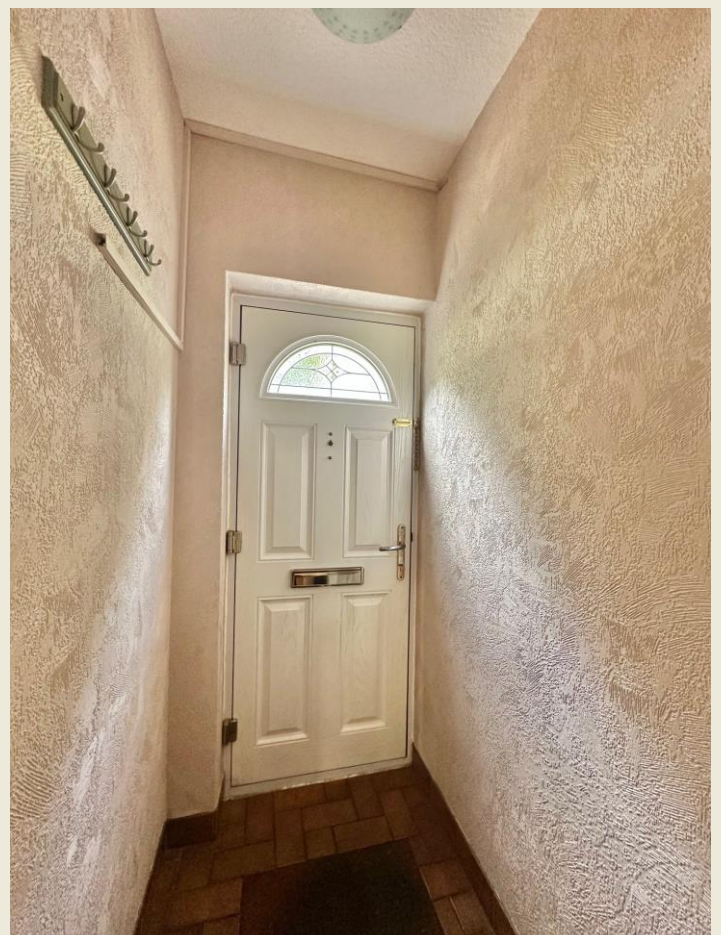
The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of 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;

ENTRANCE PORCH 3'7 x 3'2





SPACIOUS LIVING DINING ROOM 25'2 x 13'5





KITCHEN 9'11 x 6'7

SEPARATE WC 6'7 x 2'10

UTILITY ROOM 9'9 x 6'7





GALLERIED FIRST FLOOR LANDING 15'2 x 7'3

BEDROOM TWO 11'5 x 9'6





BEDROOM ONE 17'6 x 11'5

BATH & SHOWER ROOM 10'0 x 6'7





EXTERIOR

Situated opposite Barony Park the property benefits from a leafy green outlook which is highly attractive. The property features a low maintenance frontage with established Privet hedge. Timber gate & fencing & access (providing bin access for residents to the rear). The rear garden is a wonderful larger space than perhaps anticipated featuring a long garden made up of a lawn, gravelled & paved areas and richly planted borders. At the far end is a vegetable / growing plot. Rear access gate opening to the block paved driveway with space for a couple of vehicles accessed to the rear). Single detached garage with personal side door & up and over door.

DETACHED SINGLE GARAGE 24'1 x 10'2



EPC RATING: D

COUNCIL TAX BAND: B

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

Flying 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.





Wright Marshall
Estate Agents



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