



26 WELLINGTON ROAD, NANTWICH, CHESHIRE, CW5 7BX

Approximate Gross Internal Area: 116.2 m² ... 1251 ft² Includes Outbuilding & Garage

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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MISREPRESENTATION ACT 1967.

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RARE OPPORTUNITY TO PURCHASE A GROUND FLOOR APARTMENT & A FIRST FLOOR APARTMENT.

An exciting proposition to acquire both a two bedroom ground floor freehold apartment and three bedroom split level first floor leasehold apartment forming accommodation within a large period town house located within the town centre. Split many years ago the lease is owned by No 26. Boasting a detached single garage to rear & additional parking to the front. Requiring sympathetic enhancement there is also a pleasant walled rear courtyard with outhouses. (No 26 & 26A are also available to purchase individually - please contact the agents for further information).

DESCRIPTION

A COMBINED & INTRIGUING OPPORTUNITY TO ACQUIRE A PERIOD SUBSTANTIAL THREE STOREY TOWN HOUSE PRESENTLY DIVIDED INTO TWO SPACIOUS APARTMENTS.

Comprising a well proportioned two bedroom ground floor apartment suitable for enhancement & modernisation with wonderful features including stained glass window, high ceilings & cornices. Separately accessed three bedroom split level first floor apartment also suitable for enhancement & modernisation.

Boasting a single garage to the rear, parking/gravelled garden area, walled rear courtyard with outhouses/stores & additional parking to the front of the property the centrally located position within a stroll of the shops and facilities, train station and schools this is a fine prospect indeed. (No 26 & 26A are also available to purchase separately - please contact the agents for further information).

DIRECTIONS

Proceed from the Agents office on Pillory Street along Hospital Street and turn right at the mini roundabout passing Morrisons supermarket. At the next roundabout turn left proceeding over the level crossing (train station) and the property will then be observed on the right hand side.

NANTWICH

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;

NO. 26 GROUND FLOOR APARTMENT:-

ENTRANCE HALL

25'0 x 6'11 (7.62m x 2.11m)

LIVING ROOM

17'3 x 14'11 (5.26m x 4.55m)

BEDROOM ONE

13'9 x 3'8 (4.19m x 1.12m)

BEDROOM TWO

8'3 x 5'9 (2.51m x 1.75m)

SHOWER ROOM

10'7 x 5'8 (3.23m x 1.73m)

KITCHEN DINER

14'0 x 10'8 (4.27m x 3.25m)

UTILITY ROOM

9'0 x 8'11 (2.74m x 2.72m)

PANTRY

7'5 x 4'1 (2.26m x 1.24m)

EPC RATING: D

COUNCIL TAX BAND: C

NO 26A FIRST FLOOR APARTMENT:-

ENTRANCE HALL

Stairs rising to the apartment.

LANDING

10'2 x 3'3 (3.10m x 0.99m)

DINING HALL

24'8 x 7'0 (7.52m x 2.13m)

KITCHEN

10'5 x 10'1 (3.18m x 3.07m)

LIVING ROOM

14'11 x 11'11 (4.55m x 3.63m)

BEDROOM ONE

13'10 x 13'8 (4.22m x 4.17m)

BATHROOM

10'0 x 5'11 (3.05m x 1.80m)

BEDROOM THREE / OFFICE

10'9 x 8'9 (3.28m x 2.67m)

SECOND FLOOR:-

LANDING

12'10 x 10'2 (3.91m x 3.10m)

BEDROOM TWO

15'10 x 10'7 (4.83m x 3.23m)

EXTERNAL STORE

8'0 x 8'0 (2.44m x 2.44m)

EPC RATING: G

COUNCIL TAX BAND: B

EXTERIOR

The apartments are approached over a gravelled access driveway providing vehicular access for the residents of the stunning row of properties, set behind an established hedge. The apartments benefit from combined parking space to the front & rear. Vehicular access to the side leads to the rear with a detached single garage with up & over door, charming walled courtyard to the rear providing a delightful spot to rest and relax. There are also three useful outhouse/stores.

DETACHED SINGLE GARAGE

18'1 x 10'3 (5.51m x 3.12m)

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating to No 26 & electric storage heaters to No 26A. 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

No 26:- Freehold with vacant possession upon completion (Subject to Contract). No 26A:- Leasehold with vacant possession upon completion. (Term: 999 years from 1979). The lease is owned by No 26 - ground floor apartment also for sale through our Nantwich Office. Annual ground rent: £15.00

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 , 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; , 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.