



88 WHITEHOUSE LANE | NANTWICH | CHESHIRE | CW5 6HH | OFFERS OVER £340,000



Standing in a highly regarded established residential location within a short walk of Sainsburys & Highfields Primary School, the excellent extended semi detached house offers the perfect town centre lifestyle for a range of buyers.

Providing an ideal position affording a leafy outlook to the front & enjoying not being directly overlooked to the rear.

The superb four bedroom, two bathroom accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloaks WC, Kitchen Diner, Living Room. First Floor Landing, Master Bedroom One, Walk in Wardrobe & Ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom.

Carport, detached single garage & delightful gardens to the front and rear.

Predominantly lawned there are richly stocked planted shaped borders.

Timber gate to the rear garden again predominantly lawned with paved patio & space for summerhouse/greenhouse, and pretty planting providing charming colour.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & turn right into Whitehouse Lane. The property will be observed well screened & set back behind the hedging on the left 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 5'6 x 3'4

ENTRANCE HALL 14'1 x 5'11

CLOAKS WC 4'1 x 2'6

LIVING ROOM 14'1 x 12'1





KITCHEN DINING ROOM





FIRST FLOOR LANDING

FAMILY BATHROOM 7'8 x 5'10

BEDROOM TWO 12'7 x 9'11

BEDROOM THREE 10'7 x 10'6





MASTER BEDROOM ONE 15'7 x 9'10

WALK IN WARDROBE 5'11 x 4'7

ENSUITE SHOWER ROOM 5'10 x 4'11





#### EXTERIOR

Providing an ideal position affording a leafy outlook to the front & enjoying not being directly overlooked to the rear. Excellent size double length carport, detached single garage & delightful gardens to the front and rear. Predominantly lawned there are richly stocked planted shaped borders. Timber gate to the rear garden again predominantly lawned with paved patio & space for summerhouse/greenhouse, and pretty planting providing charming colour.

CARPORT 22'0 x 10'0

DETACHED SINGLE GARAGE 17'10 x 8'8



EPC RATING: D

COUNCIL TAX BAND: C

#### 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

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](mailto: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.





