



21 WESTERN AVENUE | NANTWICH | CHESHIRE | CW5 7AJ | GUIDE PRICE £229,500



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

21 Western Avenue, Nantwich, Cheshire, CW5 7AJ

An outstanding three bedroom semi detached house,
occupying a convenient location in high demand,
mainly due to the close proximity of renowned schools.
Lawned garden to rear and gravelled parking to front with single garage.

Briefly comprising;

Entrance Hall, Living Room with contemporary fireplace, Kitchen Diner.
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.
Single Garage and gravelled driveway with ample parking.
Lawned Gardens to front and rear.
UPVC Double Glazing and Gas Central Heating.

NO CHAIN





NEARBY SHREWBRIDGE LAKE

DIRECTIONS

Proceed out of Nantwich along the A529/A530 Audlem Road. Turn right into Brine Road, then left into Western Avenue. The property will be observed on the right hand side. (Within close proximity of both the town centre and open walks around Shrewbridge Lake).

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and 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 Aide 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.

High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk

(Other excellent schools are also located within the town).



NANTWICH TOWN CENTRE



THE ACCOMMODATION

With approximate dimensions, comprises:-

ENTRANCE HALL

UPVC double glazed frame and entrance door, porcelain tiled floor, doors to Living Room and Kitchen/Diner, stairs to first floor, double panel radiator, 2 dual sockets, smoke alarm.



LIVING ROOM

13' 6" x 11' 11" (4.11m x 3.63m) A pleasant light and well proportioned room, containing an attractive contemporary wall mounted Dimplex Opti-mist remote controllable electric fire, porcelain tiled floor, UPVC double glazed bow window to front, radiator with thermostatic control valve, TV point, 2 telecoms sockets, smoke alarm, centre light point.





SPACIOUS KITCHEN / DINER

9' 11" x 18' 0" (3.02m x 5.49m) Of excellent proportions with ample dining space, porcelain tiled floor, well equipped with an attractive range of base level, drawer and wall cabinets, roll top laminate worktops. Integral Zanussi appliances including: electric oven, gas hob, extractor hood, full sized dishwasher, integrated washing machine.

Inset stainless steel single drainer sink unit, UPVC exit door to rear garden, 2 UPVC double glazed windows, double panel radiator with thermostatic control valve, high level TV point for wall mounted TV, 3 ceiling multi spots LED ceiling light points, heat alarm, understairs storage cupboard. Ample space for table and chairs.





FIRST FLOOR LANDING

UPVC double glazed window to side, double panel radiator with thermostatic control valve, access to loft, access to cupboard containing central heating boiler and controls, ceiling light point, smoke detector.



BEDROOM ONE (FRONT)

12' 4" x 9' 9" (3.76m x 2.97m) Ceiling light point, UPVC double glazed window to front, double panel radiator, 1 telecoms socket, high level TV point for wall mounted TV, room thermostat for controlling zone 2 central heating, built in wardrobe.





BEDROOM TWO (REAR)

11' 1" x 12' 2" max (3.38m x 3.71m) Ceiling light point, UPVC double glazed window to rear with garden view, double panel radiator with thermostatic control valve.



BEDROOM THREE (FRONT)

8' 8" x 7' 11" (2.64m x 2.41m) Ceiling light point, UPVC double glazed window to front, double panel radiator with thermostatic control valve.

FAMILY BATHROOM

Modern suite comprising 1.7m bath with shower above controlled by thermostatic mixer valve, shower panel screen, pedestal wash hand basin, low level WC, UPVC double glazed window, central heating towel rail, ceiling light point, vinyl flooring, fully tiled walls.

EXTERIOR

Manageable lawned front garden and gravelled double width parking space. Single brick garage 5.6m x 2.51m with up and over door and UPVC double glazed window to rear. 1 PIR light fitting at front of house. 1 PIR light fitting in porch.

Pleasant lawned rear garden with various shrubs and patio. 1 PIR light fitting above back door.

EPC RATING: D

COUNCIL TAX BAND : C

SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions).

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. E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALE 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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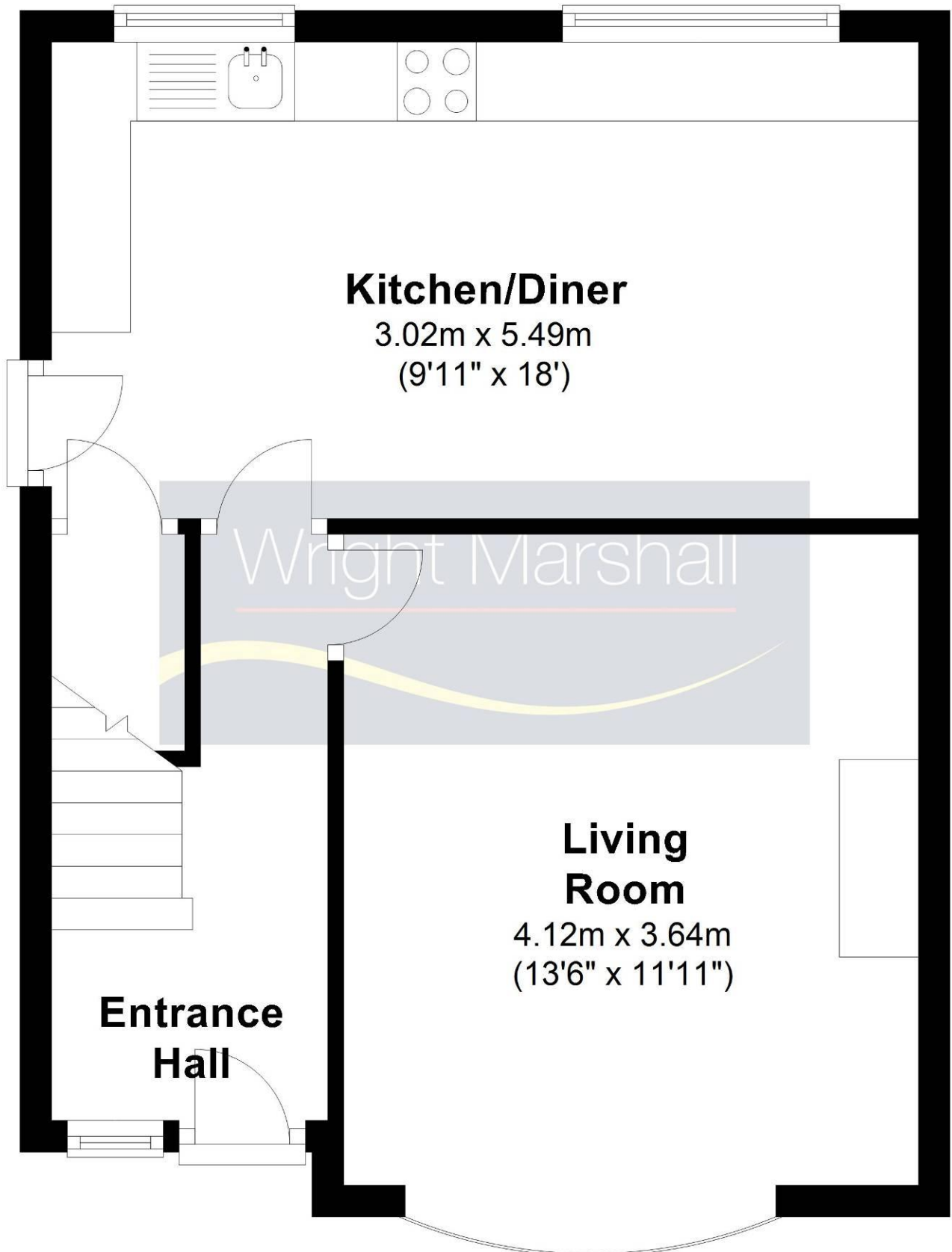
MARKET APPRAISAL

"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.



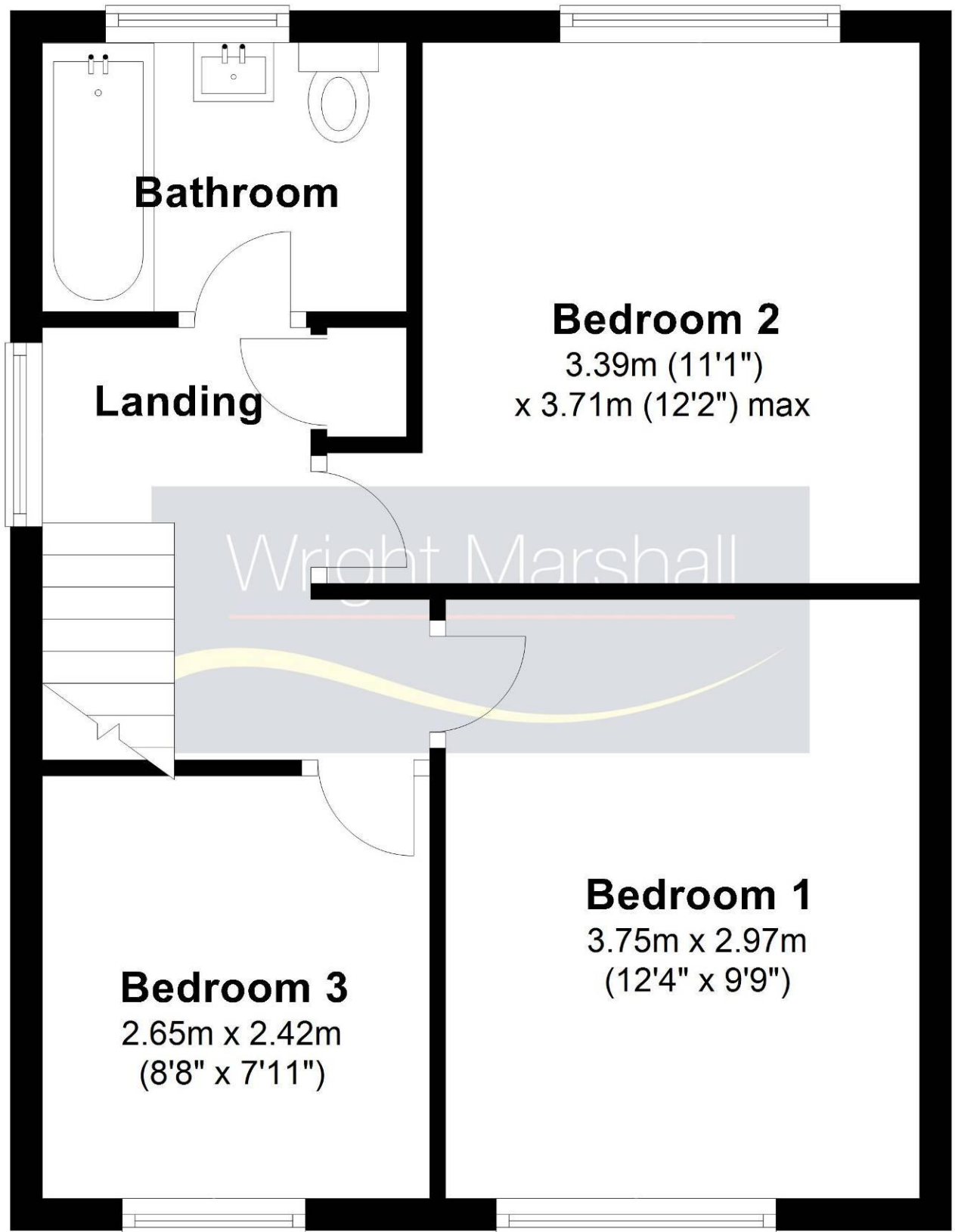
Ground Floor

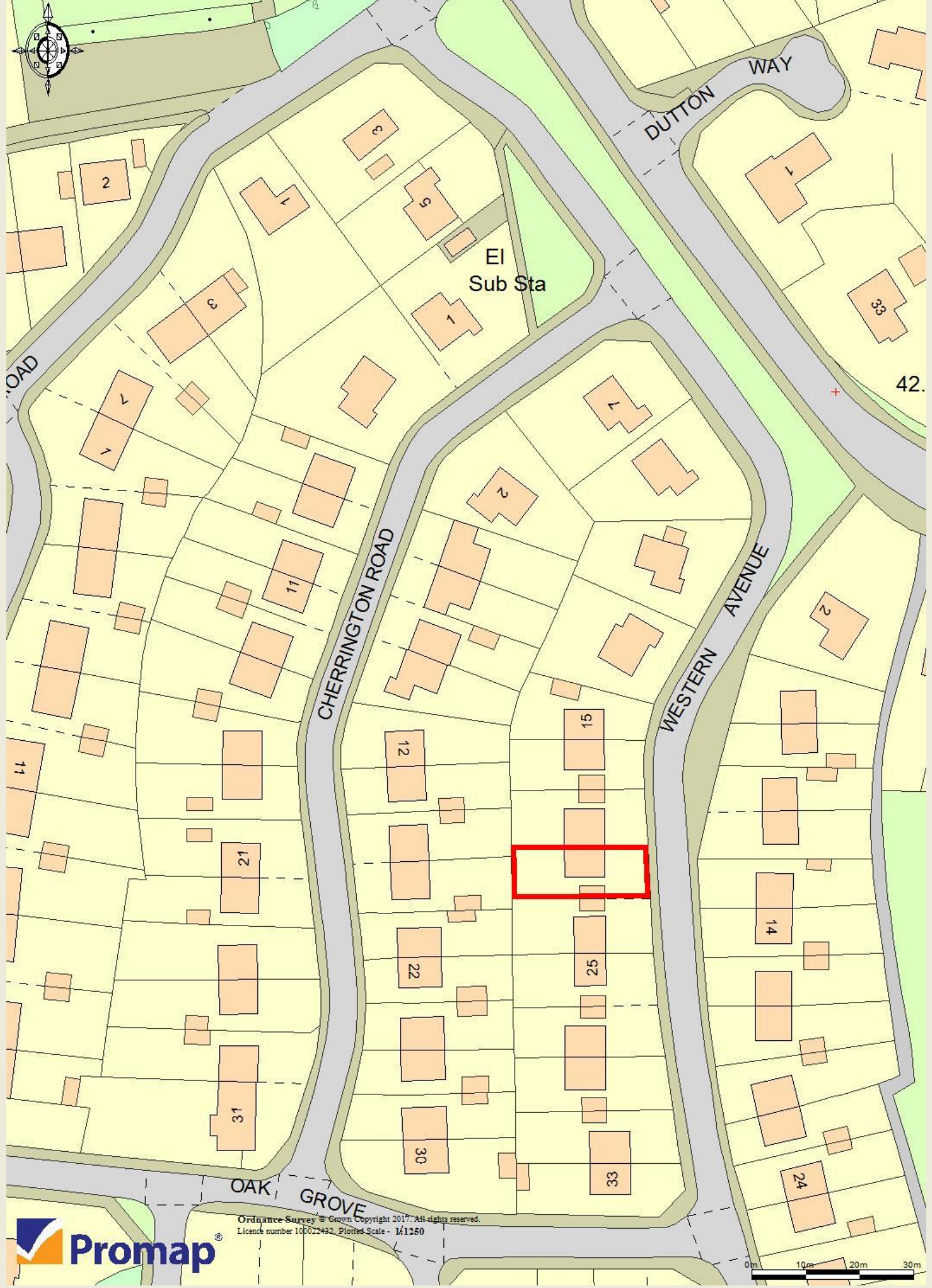
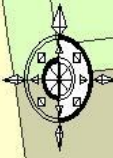
Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)





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NOTES

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Estate Agents

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