



14 YEW TREE DRIVE | OFF WELSH ROW | NANTWICH | CHESHIRE | CW5 5LF | OIRO £189,950



14 Yew Drive, Nantwich, Cheshire, CW5 5LF

An excellent rare opportunity to purchase a beautifully presented Two Bedroom Semi Detached True Bungalow for the over 55's, located in a small retirement cul de sac just off Welsh Row making the locality extremely convenient for the towns facilities. Superbly enhanced with a stunning high quality NEWLY FITTED KITCHEN (JANUARY 2023), newly fitted carpets & redecorated throughout, together with the fitting of new electric wall mounted heaters. The stunning property is not to be missed & is ideal for down sizers, wishing to retain their independence whilst being close to all facilities the town has to offer. The accommodation briefly comprises; Hall, Living Dining Room, impeccable Kitchen, Inner Hall, Bedroom One with fitted wardrobes, Bedroom Two with French doors opening to the garden, Modern Shower Room. There is residents parking & very pretty lawned communal gardens which are incredibly well maintained. UPVC D.G. & 'Warme' Electric Central Heating.

NO CHAIN – VIEWING IS STRONGLY 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 left into Queens Drive and turn right into Yew Tree Drive. The property will be observed directly in front of you at the head of the charming cul de sac, in a prominent position.

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

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.

AGENTS NOTE;

This is a rare opportunity to purchase a retirement property in such fine condition, ready to walk straight into & enjoy. Benefitting parking & communal gardens, this really is a great property deserving prompt attention. The property has been newly completely redecorated & carpeted in pleasant neutral colours & also has the benefit of the fitting of new electric heating and upgrade of electrics, together with newly fitted sanitary ware in the shower room.

The property is ideal for independent purchasers.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

Step & support rails to attractive quality uPVC entrance door. Inner door to the Living Dining Room.

LIVING DINING ROOM

An exceptional room superbly newly decorated & benefitting from a high degree of natural light, with a highly pleasant outlook to the front. Ceiling light point & rose, cornice, electric heater, TV aerial & telephone points, wall light points, uPVC double glazed window to front elevation, newly installed wall mounted electric contemporary fire. Open to Kitchen.



FITTED KITCHEN

Well appointed & equipped with a pleasant range of wall, base & drawer units to three elevations. Work surface with inset sink unit & mixer tap. Eye level electric oven & grill, 4 ring electric hob with extractor hood. Space for under counter fridge freezer & plumbing for washing machine or dishwasher. Ceiling light point, uPVC double glazed window to the front with a pleasant outlook, part tiled walls, vinyl floor. Built in cupboard (which would be ideal to fit a tall fridge freezer into). Opening to the Living Dining Room & archway.





INNER HALL

Ceiling light point, smoke detector, loft access with drop down ladder, electric panel heater. Built in cupboard with shelving.

SHOWER ROOM

Outstanding & enabling ample maneuverability, the super shower room now features newly fitted sanitary ware, flooring & chrome ladder radiator/towel rail. With large walk in shower with mains shower, concealed cistern WC & wash hand basin inset into full width attractive range of cupboards with shelving over, wall mounted mirror over, recessed ceiling spotlights, uPVC double glazed window to the side.



BEDROOM ONE

Ceiling light point, uPVC double glazed window with pleasant view over the rear garden, attractive fitted wardrobes, electric panel heater, TV & telephone points.

BEDROOM TWO

Ceiling light point, TV point, electric panel heater, uPVC double glazed sliding patio doors to rear.





BEDROOM ONE



EXTERIOR

The immaculate gardens offer a delightful place to relax in and are bordered by deep stocked flower beds, specimen shrubs, plants and trees. Residents & visitors parking is available on a 'first come first serve' basis, on site.

EPC RATING: E

COUNCIL TAX BAND: C

(25% discount single person occupancy)

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Electric 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.

SERVICE CHARGE / GROUND RENT

Ground rent: Approx £284.60 annually. Service Charge: approx £166.70 pcm.

Please note, the service charge covers the maintenance of the communal gardens & all communal areas, external decoration, window cleaning & buildings insurance.

TENURE

Leasehold with vacant possession upon completion. (Term: 125 years from 1st January 1989).

Management company is First Port Ltd.

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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.



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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.

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 **

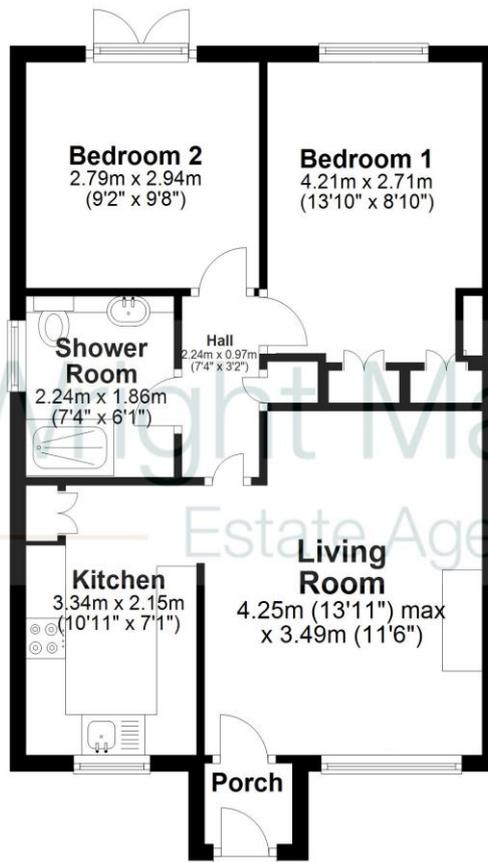
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



Total area: approx. 50.4 sq. metres (542.4 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

Wright Marshall
Estate Agents

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