

2 Bed Semi-Detached In Wardle Avenue, Wardle, Nantwich, CW5 6BQ £69,000





SHORT DESCRIPTION

Property Ref: 13894 Property Type: Semi-detached Full selling price: £230000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £69000.00 Monthly rent based on % share: £319.65 Rent Review Period: Annual Staircasing allowable: Yes Remaining lease (In Year): 121 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £264.96 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Allocated, Private Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free 'Possession of the property' - Vacant We are pleased to offer this spacious 2-bed semi-detached property set in the village of Wardle close to Nantwich. Built in 2019, it has all the convenience and low running costs you would expect from a modern, energy-efficient home. Downstairs comprises of a comfortable lounge, stylish kitchen diner, hall, and WC. Upstairs there are 2 generous-sized double bedrooms and a modern bathroom. There is ample storage throughout the property. The property comes with 2 private, allocated parking spaces, and an open front garden and lawn. There is also an enclosed rear garden with a lawn and patio, which gets the afternoon and evening sun, perfect for relaxing. The home benefits from a country feel whilst maintaining ease of access to main transport routes to Nantwich, Crewe, and Tarporley, for schools, colleges, and shopping, whilst also enjoying lovely canal and countryside walks on your doorstep. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home.



Bed Room(s)



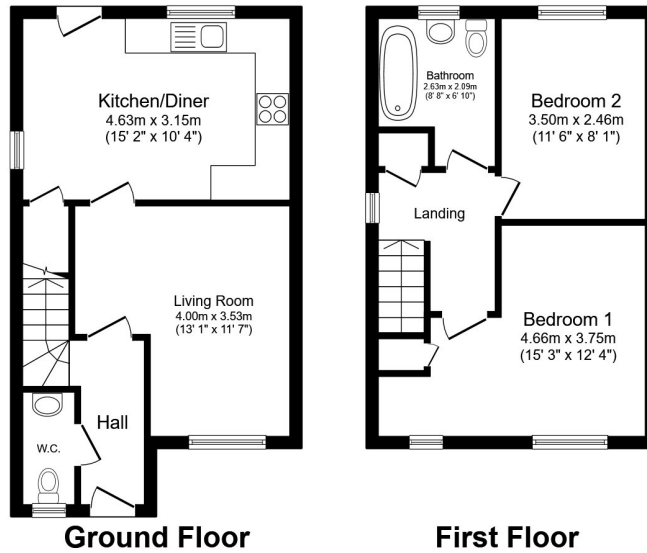
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 69.6 m² (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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