



Marsh Lane, Nantwich
£300,000

3 bedroom cottage for sale | Freehold **SSTC**

Step into "Wisteria Cottage" and be transported to a world of rustic charm and elegance from the 1850's .This property has 3 double bedrooms and two bathrooms over 3 floors . The top floor is the master bedroom with a full bathroom en-suite. The interior of this enchanting English country cottage showcases exposed wooden beams, adding a touch of history and character to the space. Latched doors throughout the cottage exude a sense of coziness and old-world charm, inviting you to explore each room with anticipation. The focal point of the living area is a stunning log burner, perfect for creating a warm and inviting atmosphere on cool evenings. Additionally, the convenience of off-road parking adds to the appeal of this beautiful retreat. "Wisteria Cottage" is a sanctuary of comfort and tranquility, offering a peaceful escape from the hustle and bustle of everyday life.It is also ideally located within close proximity of the thriving Nantwich town, and yet seconds away from the beautiful open countryside for an abundance of country pubs and idyllic walks. There is a very private leafy garden to the rear which is not overlooked with elevated decking and a retractable awning for added privacy plus a York stone patio area for that all important alfresco dining.

This property has been meticulously maintained throughout over many years and is an excellent example of a traditional, established character property.

It has just had a full comprehensive home buyers survey carried out by a reputable local firm - which can be viewed at the "Open Day Event" ,together with all its relevant searches. The property will be vacant upon possession with no onward chain.

Tenure: Freehold

Lounge

w: 3.68m x l: 3.66m (w: 12' 1" x l: 12')
Access into the lounge open through to the dining room

Dining

w: 3.68m x l: 2.77m (w: 12' 1" x l: 9' 1")
Spacious room leading through to the kitchen.

Kitchen

w: 1.85m x l: 4.32m (w: 6' 1" x l: 14' 2")
Range of wall and base units with worktop surfaces over.

Shower

w: 1.85m x l: 1.98m (w: 6' 1" x l: 6' 6")
Through the kitchen into the shower room.

Landing

First floor landing with stairs to the second floor.

Bedroom 2

w: 3.71m x l: 2.79m (w: 12' 2" x l: 9' 2")
Well presented and decorated double room.

Bedroom 3

w: 3.66m x l: 2.54m (w: 12' x l: 8' 4")
Spacious double room.

SECOND FLOOR:

Door into bedroom one.

Bedroom 1

w: 3.68m x l: 3.58m (w: 12' 1" x l: 11' 9")
Spacious and well presented double room.

En-suite

w: 3.66m x l: 1.83m (w: 12' x l: 6')
Access through to eaves storage

Garden

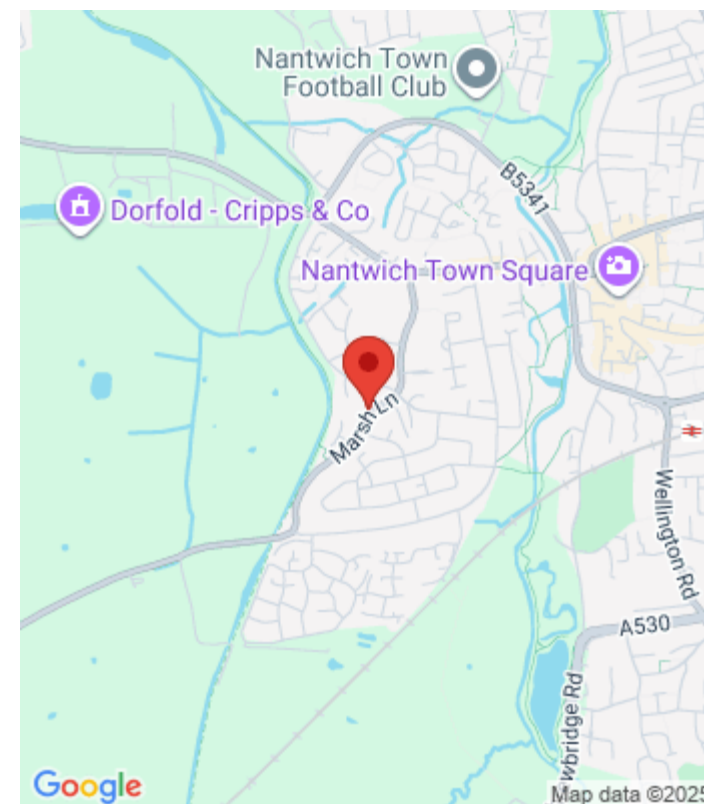
Extremely well presented gardens
Please note:This property belongs to a relative of a RESALUK franchisee and must be disclosed.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Approximate Total Floor Area
737.7236 sq Feet
68.54 square meters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	82
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.