



50 WISTASTON ROAD | WILLASTON | NANTWICH | CHESHIRE | CW5 6QL | OIRO £144,500



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

*Other big
room photo
here !!*

*img
here*

50 Wistaston Road, Willaston, Nantwich, Cheshire, CW5 6QL

An excellent & highly attractive Two Double Bedroom Mid Terrace Cottage boasting a pleasant deep garden to the front with various shrubs & plants. Internally, the comfortable deceptively spacious accommodation briefly comprises; Living Room with attractive fireplace, Kitchen Diner with beautiful exposed brick work, Utility, Rear Vestibule, Bathroom.

First Floor Landing, Bedroom One, Bedroom Two.

Two parking spaces to rear, which also have the provision to use as a seating space and the space can be further enhanced / gates etc, if required.

UPVC D.G. throughout & Gas central heating.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE PLEASANT
PROPERTY ON OFFER**

fence





NANTWICH

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & continue ahead, over the mini roundabout into Hospital Street. At the 'Churches Mansion' roundabout, take the first exit, and take the 3rd exit at the next roundabout, onto Crewe Road. Proceed past the 'Peacock Public House', and take the 2nd exit off the roundabout, continuing on Crewe Road. Turn right into Coppice Road and turn left. The property will be observed on the right hand side. (The vehicular access will also be observed, leading to the rear of the property).

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

SCHOOLS:

Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance.

There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich.

Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

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.



LIVING ROOM

THE ACCOMMODATION:-

With approximate dimensions, comprises;

LIVING ROOM

12' 9" x 11' 11" (3.89m x 3.63m) UPVC Double glazed entrance door. A charming well appointed room with ceiling light point, wood effect laminate floor, radiator, uPVC double glazed window to front, TV & telephone points, attractive fireplace with tile insert and timber surround with hearth. Door & 2 small steps down to the Kitchen Diner.

KITCHEN DINER

15' 10" x 12' 0" (4.83m x 3.66m) Well equipped with a range of attractive cream painted wall, base & drawer units to three elevations with roll top laminate work surface & inset stainless steel sink unit with mixer tap. Ceiling light point, uPVC double glazed window to the rear, beamed ceiling, part tiled walls, radiator with cover, tile floor, attractive exposed brick walls. Four burner gas hob with electric oven below & extractor over, space for tall fridge freezer. Stairs rising to the first floor. Beautiful wooden door to the Utility.





KITCHEN DINER





BATHROOM

UTILITY

7' 10" x 5' 5" (2.39m x 1.65m) Wall & base level units with roll top laminate work surfaces with inset sink unit and mixer tap. Space & plumbing for washing machine and tumble dryer, part tile walls & tile floor, uPVC double glazed window to the side. Open to: Rear Vestibule with uPVC double glazed door to the exterior, tile floor & door to the Bathroom.

REAR VESTIBULE

UPVC double glazed window to the side, tile floor, door to Bathroom.

BATHROOM

8' 11" x 6' 4" (2.72m x 1.93m) Fitted with a panel bath with glass screen & shower, low level WC, pedestal wash hand basin, ceiling light point, uPVC double glazed window to the side, tile floor, radiator.

FIRST FLOOR LANDING

Ceiling light point. Exposed wood steps to Bedroom One.

BEDROOM ONE

11' 10" max x 16' 2" max into walk in wardrobe reducing to 12'7" max (3.61m x 4.93m) Ceiling light point, radiator, uPVC double glazed window to front with pleasant garden outlook, walk in wardrobe / storage space.

BEDROOM TWO

12' 2" reducing to 6'9" x 10' 11" reducing to 7'8" max (3.71m x 3.33m) Ceiling light point, radiator, uPVC double glazed window to the rear elevation, TV point, built in wardrobes.



BEDROOM ONE (ABOVE)

BEDROOM TWO (BELOW)





EXTERIOR

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity, gas & drainage services are connected (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

Presumed 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.

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.



~~HEADING~~ PAVING / SEATING AREA TO REAR

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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 SERVICES

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.

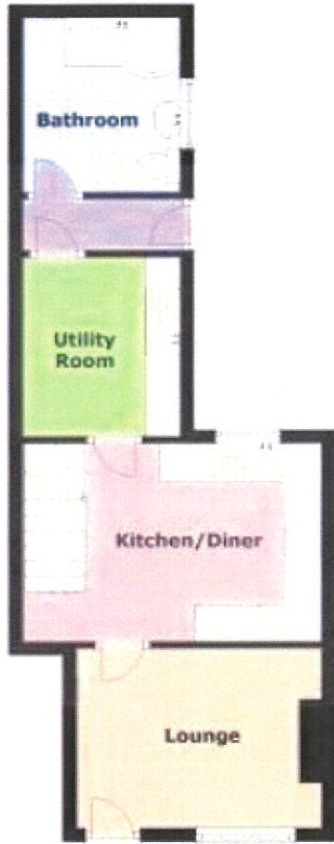


VIEWS FROM REAR ELEVATION (ABOVE)

ACCESS ROAD TO REAR OF PROPERTY (BELOW)



Ground Floor

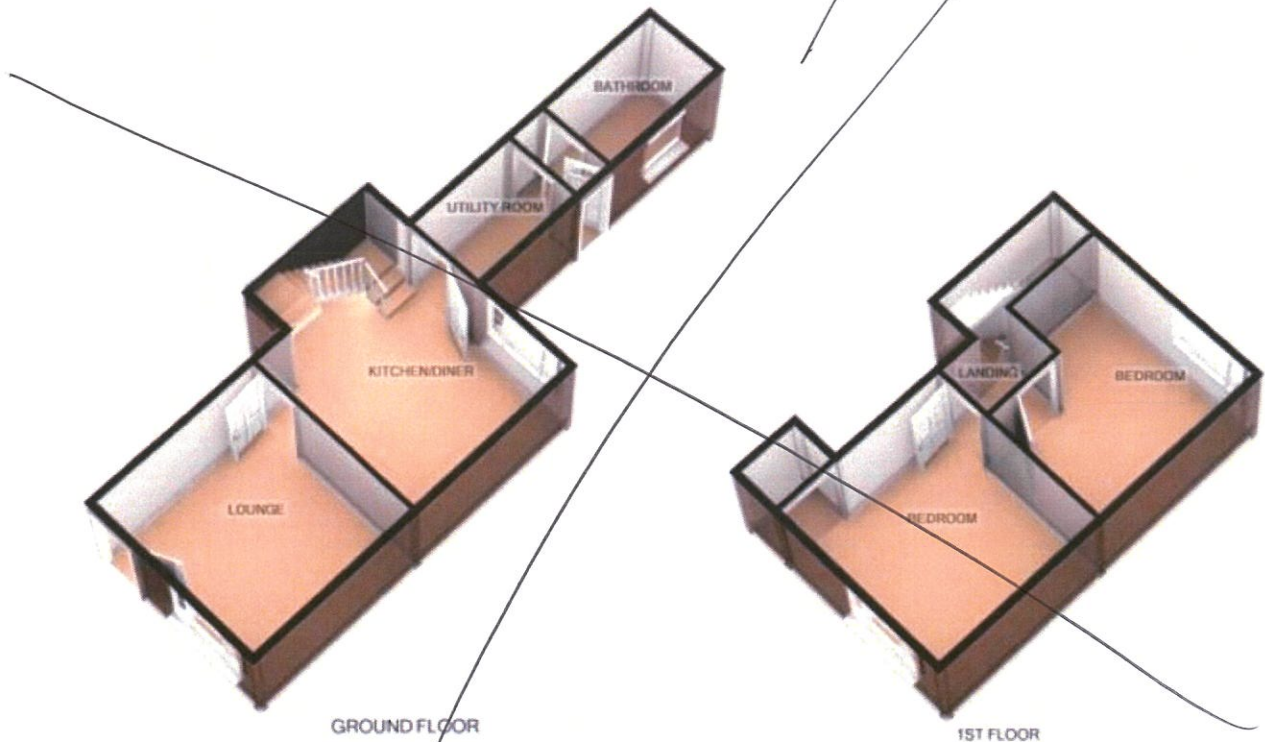


First Floor



We accept no responsibility for any mistake or inaccuracy contained within this floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

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NOTES

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page so for plans
are on

A large handwritten bracket on the left side of the text spans the entire vertical extent of the note. To the right of the text, there are two parallel horizontal lines underlining the words "are on".

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall Fine & Country

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