



70 WISTASTON ROAD | WILLASTON | NANTWICH | CHESHIRE | CW5 6QL | £145,000



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

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

EARLY VIEWING RECOMMENDED.

An attractive & well placed traditional two double bedroom mid terrace village cottage which is well presented.

The deceptively spacious property benefits from potential off road parking to the front & a surprisingly large rear garden.

The accommodation briefly comprises; Living Room with attractive brick fireplace & wood burning stove, 'L' Shaped Kitchen Diner, Rear Vestibule, Bathroom. First Floor Landing, Bedroom One, Bedroom Two.

The property has double glazing, gas central heating and is ideal for first time buyers, or indeed professionals or anyone seeking a charming cottage within the sought after village of Willaston.

There are ample local amenities within the village itself & excellent access to the M6 motorway, A500 and Crewe mainline railway station. Both Nantwich & Crewe town centres are readily accessible offering a wide range of shopping, schools and leisure facilities.

NO CHAIN.





NANTWICH

DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street & continue over the mini roundabout to Churches Mansion roundabout. Take the 1st exit. At the next roundabout, take the 3rd exit onto Crewe Road. Continue to the 'Peacock Pub' roundabout & proceed over, again onto Crewe Road. Turn right into Coppice Road and continue to the junction with Wistaston Road. Turn left and the property will be observed on the right hand side.

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.



SITTING ROOM

THE ACCOMMODATION:-

With approximate dimensions, comprises;

LIVING ROOM

11' 11" x 11' 3" (3.63m x 3.43m) Entrance door.
 UPVC Double glazed window to the front elevation, highly attractive brick fireplace with wood burning stove upon a tiled hearth, TV point, radiator. Access to inner hallway with stairs rising to the first floor.
 Access beyond to the spacious 'L' Shaped Kitchen Dining space.

INNER HALLWAY

Stairs rising to the first floor and access to the Dining Room.

DINING ROOM

11' 11" x 11' 4" (3.63m x 3.45m) UPVC Double glazed window, built in under stairs storage, TV point, Victorian style radiator.





KITCHEN

FITTED KITCHEN

14' 9" x 5' 4" (4.5m x 1.63m) UPVC Double glazed window and door. Well equipped & fitted with an attractive range of wall, base & drawer units and inset sink unit. Built in four ring gas hob with extractor hood over and electric oven/grill beneath. Attractive tile floor, feature contemporary style vertical radiator, ceiling light points. Rear vestibule beyond with uPVC double glazed door to side & door to Bathroom.





BATHROOM

BATHROOM

Of a good size & fitted with a modern white three piece suite comprising; panel bath with wall mounted shower over & glass screen, pedestal wash hand basin, low level WC. Tiled walls & floor, radiator, UPVC Double glazed window to side with obscured glass.



FIRST FLOOR LANDING

Ceiling light point, doors to Bedrooms One & Two.

BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m) An excellent size room, with UPVC Double glazed window to the front elevation, attractive Victorian style radiator, ceiling light point. Built in storage cupboard.

BEDROOM TWO

11' 11" x 11' 4" (3.63m x 3.45m) An excellent size double bedroom, with ceiling light point, UPVC Double glazed window to the rear with a pleasant aspect, radiator, 2 storage cupboards.

EXTERIOR

The property stands set back from the road, with a neat gravel forecourt with pathway leading to the entrance door. (Potential parking space).

There is a yard immediately to the rear of the property with residents bin/pedestrian access just beyond. Thereafter, there is a wonderful size rear garden, being an ideal spot to relax & entertain, being enclosed featuring a patio and long lawn with shrub and flower borders.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, drainage, gas & electricity 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.



BEDROOM ONE

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.

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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

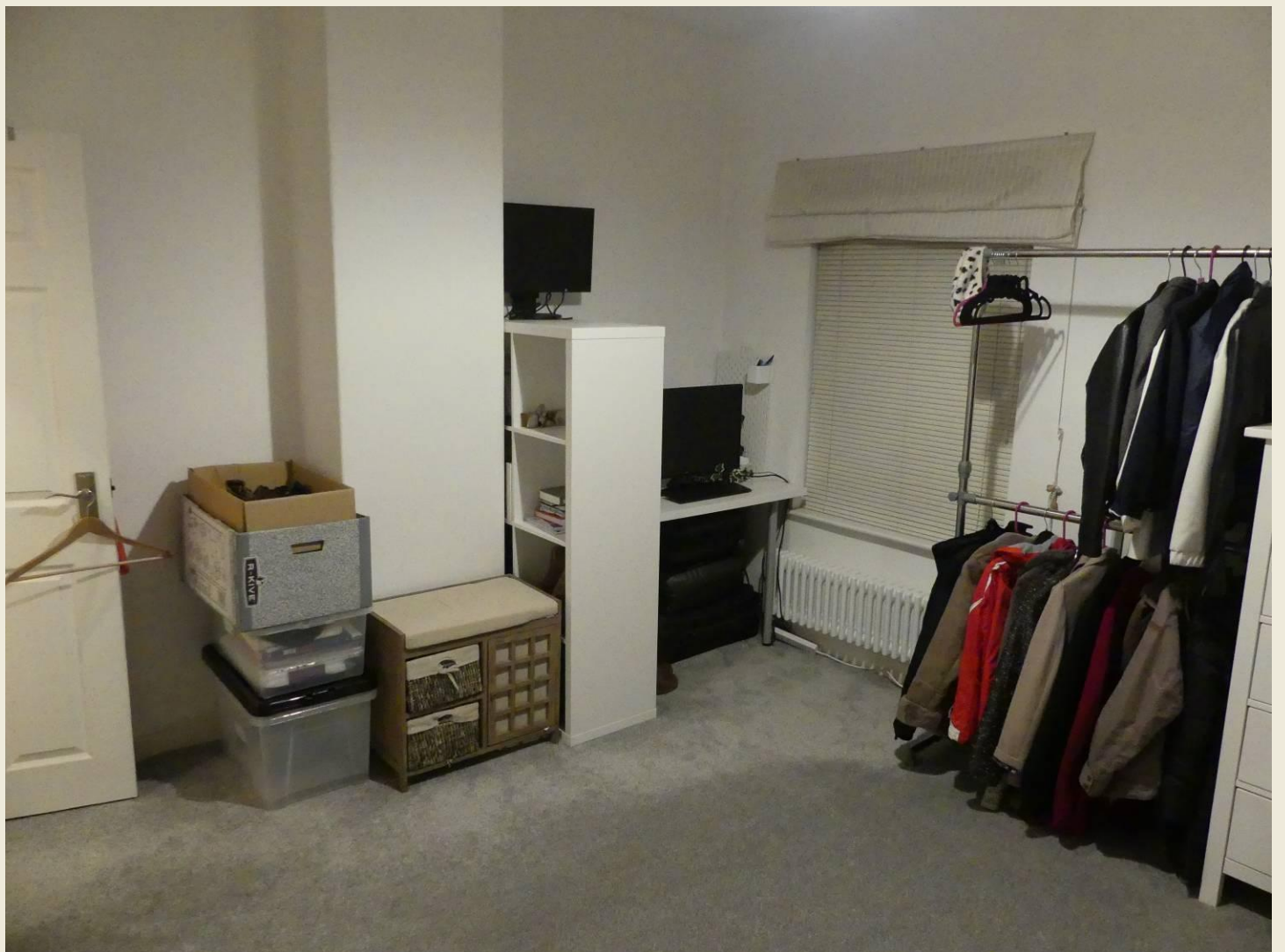
We can help you fund your new purchase with mortgage advice!

** 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.



BEDROOM TWO



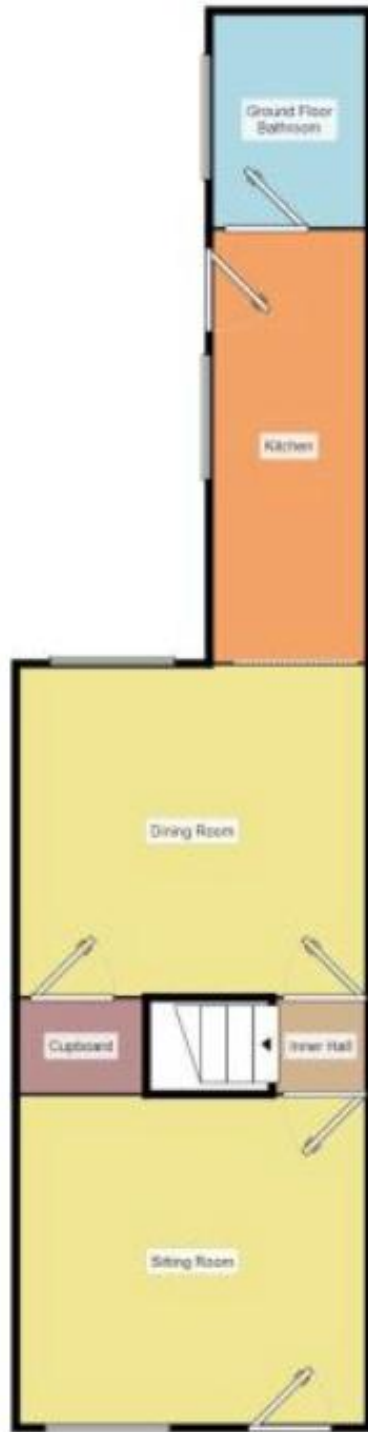


BEDROOM ONE (ABOVE)

DINING ROOM (BELOW)



Ground Floor
Floor Size 35.7 m², 418.3 sq ft



First Floor
Floor Size 33.9 m², 364.3 sq ft

