



99 MORETON ROAD | WISTASTON GREEN | CHESHIRE | CW2 8QS | STARTING BID £138,000



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

99 Moreton Road, Wistaston Green, Cheshire, CW2 8QS

For sale by Modern Method: Starting Bid £138,000 plus reservation fee.

AUCTION DATE 30TH JUNE 2020, BY 7PM

A highly comfortable, naturally light & boasting scope to extend the existing accommodation if required, this attractive Three Bedroom Semi Detached House stands in an excellent corner plot.

The existing accommodation briefly comprises; Enclosed Porch, Entrance Hall, Spacious Living Room, Dining Room / Conservatory, Breakfast Kitchen, Utility Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Modern Bathroom.

Due to ample corner plot space, there is scope to extend the accommodation to the side, subject to necessary consents. With ample off road parking & garage, there are various facilities close by including an excellent school with nursey, shops & the property is within a short drive of road & rail networks. UPVC Double Glazing throughout (Triple A rated) &

Gas Central Heating (boiler approx. 2 years old). The property was rewired approx. 15 years ago & has been a very much enjoyed family home since purchased when newly built.

Viewing is strongly recommended given the fantastic existing home & further scope on offer.

'This property is for sale by 'Wright Marshall Ltd powered by Iamsold Ltd'

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Continue to the Churches Mansion roundabout & take the first exit. At the next roundabout take the 3rd exit into Crewe Road and proceed. Turn left, just after the Co-Op store, into Church Lane bear left onto Valley Road. Continue & at the roundabout turn left into Wistaston Green Road. Turn right into Moreton Road & the property will be observed on the right hand side.

AUCTIONEERS COMMENTS:-

This property is for sale by the Modern Method of Auction. Should you wish to view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe. Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away. The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email: admin@berkeley.cheshire.sch.uk. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

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.



THE ACCOMMODATION:-

With approximate dimensions comprises;

ENCLOSED PORCH

UPVC double glazed doors with stained glass panel, UPVC double glazed window, wall light point, power point and tiled floor.

ENTRANCE HALL

UPVC double glazed entrance door, radiator, wood effect laminate floor, built in cloaks cupboard. Stairs rising to the first floor, ceiling light point, smoke detector.

SPACIOUS LIVING DINING ROOM

19' 5" x 11' 9" (5.92m x 3.58m) An extremely well proportioned & naturally light room with UPVC double glazed window to the front. Ceiling light point, picture rail, attractive timber effect fire surround with coal effect gas fire, marble insert & hearth, 2 radiators. UPVC double glazed sliding patio doors to the conservatory. TV aerial points, telephone point.

CONSERVATORY

10' 6" x 6' 7" (3.2m x 2.01m) Approx 2 years old with UPVC double glazed full height windows, 'K' glass, sloping roof, power points, UPVC double glazed sliding door to the side. The view over the garden is delightful.







BREAKFAST KITCHEN

10' 8" x 9' 6" max (3.25m x 2.9m) Well equipped with a range of light oak effect fronted wall base and drawer units with granite effect roll top laminate work surfaces & inset stainless steel single drainer sink unit and mixer tap. ceiling light point, part tiled walls, UPVC double glazed window to the front elevation, radiator, wood effect laminate floor. 'Electrolux' 4 burner gas hob with 'Electrolux' extractor over & 'Electrolux' electric oven beneath, TV aerial point. Built in cupboard, door to the utility room and space for table & chairs.

UTILITY ROOM

9' 8" max x 7' 0" (2.95m x 2.13m) Ceiling light point, UPVC double glazed window to the rear and door, radiator, wood effect laminate floor, space and plumbing for washing machine, base level cupboards, space for base level fridge and tall fridge/freezer.





FIRST FLOOR LANDING

Ceiling light point, landing access, UPVC double glazing to rear with a delightful view over the garden.



BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m) Panel Bath with glass screen & electric 'Redring' shower over, pedestal wash hand basin, low level WC, ceiling light point, ceiling coving, full tiled walls and tile effect floor, UPVC double glazed window to the side, radiator.





BEDROOM ONE

15' 9" max x 11' 9" (4.8m x 3.58m) A well proportioned & light room with recess ceiling light point, UPVC double glazed window to front, radiator, various fitted wardrobes, dressing table & chest of drawers, TV aerial point, telephone point.

BEDROOM TWO

14' 3" max x 9' 6" (4.34m x 2.9m) Ceiling light point, UPVC double glazed window to the front, radiator, built in cupboards, inset wall mounted 'Worcester' gas central heating boiler (approx. 2 years old).





BEDROOM THREE

8' 5" x 8' 2" (2.57m x 2.49m) Ceiling light point, UPVC double glazed window to the rear, radiator.

EXTERIOR

The property stands in a pleasant corner plot with ample opportunity to extend the existing accommodation, subject to any necessary consents.

With a pretty established hedge to the boundaries, there are ample lawns, detached pre cast garage & driveway providing ample off road parking, which could also be enlarged if required. There is a lawn to the front with pathway to the entrance.

The rear garden is also predominantly laid to lawn with flower beds, hedging & seating area.

External WC & side gate.

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

All mains water, gas, electricity & 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 & PLAN/S

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!

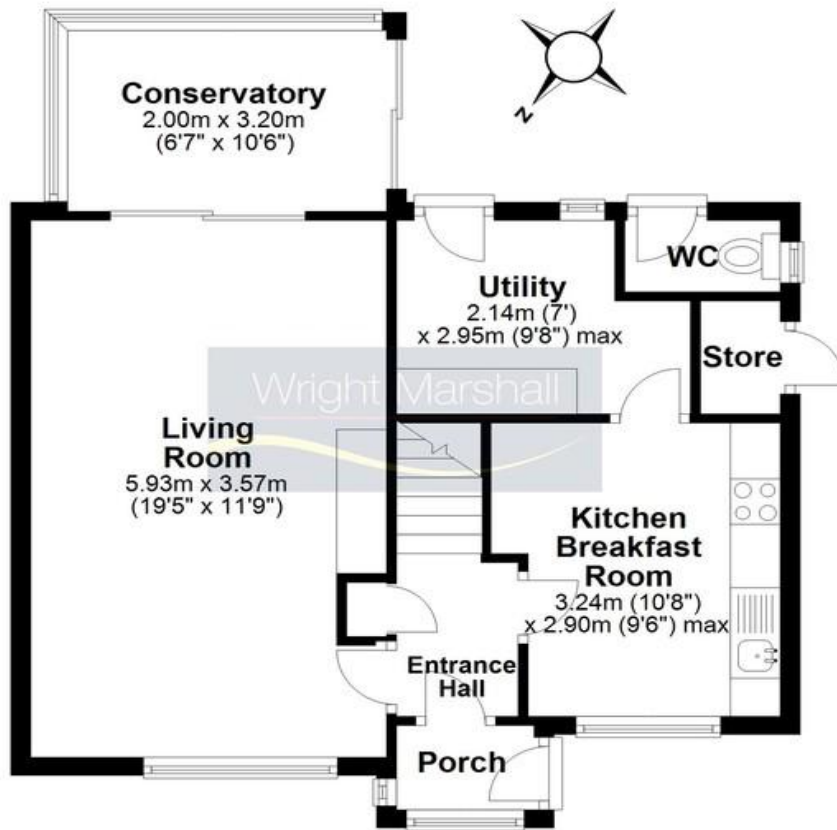
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



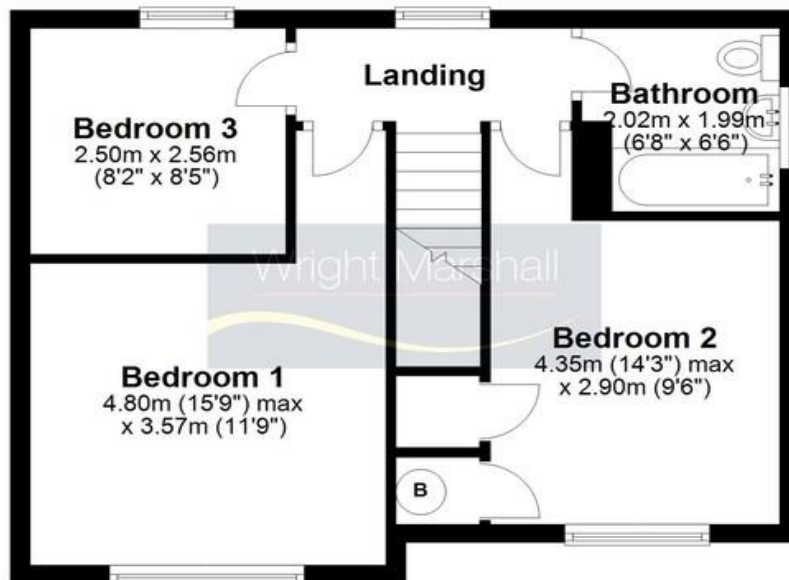
Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Wright Marshall
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