



35 MOORFIELDS | WILLASTON | CHESHIRE | CV5 6QY | STARTING BID £190,000



35 Moorfields, Willaston, Cheshire, CW5 6QY

An excellent opportunity to acquire a pleasant three bedroom semi detached house standing in an unusually large plot with an enormous rear lawned garden and parking to the side.

Suitable for enhancement and sensitive modernisation.

There is also the opportunity to extend the existing property
(subject to further consents etc).

Briefly comprising; Entrance Hall, Living Room with bay window, Dining Room, Kitchen, Rear Hall, Bathroom, Separate WC. First Floor landing, Bedroom One, Bedroom Two, Bedroom Three. Driveway and garage (providing ample space to the side to extend the existing accommodation subject to any necessary consents). Vast rear garden which provides ample space for an external office/cabin/leisure room etc.

UPVC double glazing and gas central heating.

**FOR SALE BY THE MODERN METHOD OF AUCTION -
AUCTION END DATE FRIDAY 2ND JULY 2021 AT 2PM
NO CHAIN**





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, lamsold 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 lamsold 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 £300.00 including VAT towards the preparation cost of the pack, where it has been provided by lamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

DIRECTIONS

From the Agent's Nantwich office proceed along Crewe Road. Just after the turn for Colleys Lane turn right into Coppice Road. At the T-junction turn left onto Wistaston Road. Turn right into Moorfields and the property will be observed on the left 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.



NEARBY NANTWICH TOWN

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;

ENTRANCE HALL

UPVC double glazed entrance door. Ceiling light point. Radiator. Door to the Living Room.





LIVING ROOM

Ceiling light point. UPVC double glazed bay window to the front elevation. Radiator. TV and telephone points. Ceiling coving. Tiled fire surround with gas fire. Sliding glazed doors to the Dining Room.

DINING ROOM

Ceiling light point. UPVC double glazed window to the rear with pleasant garden view and small UPVC double glazed window to the side. Radiator. Fireplace with gas fire. Door with stairs rising to first floor and excellent size understairs cupboard with shelving and tiled floor. Door to the kitchen.





KITCHEN

Melamine units and work surfaces to two elevations with single drainer sink unit and twin taps. Ceiling light point. UPVC double glazed window to the side elevation. Space for gas cooker. Space for under counter fridge freezer. Space and plumbing for washing machine. Part tiled walls and tiled floor. Door to the rear hall.



REAR HALL

Ceiling light point. UPVC double glazed door to the side.

BATHROOM

Fitted with a 1950's two piece suite in 'Primrose Yellow'. Panelled bath. Pedestal wash hand basin. Ceiling light point. Part tiled walls. UPVC double glazed window to the side. Wood effect floor. Fan heater.



SEPARATE WC

Low level WC. Ceiling light point. Wood effect floor.





FIRST FLOOR LANDING

Ceiling light point.

BEDROOM ONE

A spacious double room with ceiling light point. Radiator. UPVC double glazed window to the rear with a superb garden outlook. Cupboard housing wall mounted Worcester gas central heating boiler.



BEDROOM TWO

A single room with ceiling light point. Radiator. UPVC double glazed window to the front.

BEDROOM THREE

A single room with ceiling light point. Radiator. UPVC double glazed window to the front.

EXTERIOR

The property stands within a popular residential road in the pleasant village with various facilities a short walk away. There is picket fencing to the front with double opening wrought iron gates providing access to the paved driveway with ample off road parking space. Established rose garden to the front. Precast detached single garage and timber side gate leading to the enormous rear garden.

The incredibly surprising and unusually expansive rear garden is an absolute gem, being predominantly laid to lawn with vast space to further cultivate or indeed install a cabin/leisure room etc (subject to any necessary consents). There are various hedges and fencing to the boundaries, rose garden, vegetable beds and excellent size paved patio area.



EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

All mains water, gas, electricity & drainage 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.

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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.



FLOOR PLANS PENDING

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