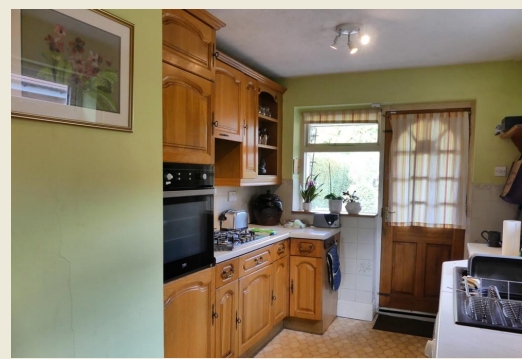




116 STOCK LANE | WYBUNBURY | CHESHIRE | CW5 7EX | OIRO £235,000



# 116 Stock Lane, Wybunbury, Cheshire, CW5 7EX

An excellent opportunity to acquire a traditional three bedroom semi detached house suitable for improvement and possible extension (subject to necessary consents).

Briefly comprising; Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room.

Boasting a pleasant cottage style rear garden, driveway, garage & attractive front outlook.

UPVC D.G. & Gas C.H.

**NO CHAIN**





## WYBUNBURY

### DIRECTIONS

From our Nantwich office, continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed to the traffic lights. Turn right into Stock Lane & the property will be observed on the right hand side.

### WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

**SCHOOLS:** Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, [office@wybunburydelves.co.uk](mailto:office@wybunburydelves.co.uk)  
Pre-School, direct dial mobile tel no. 07890 906250, email: [wybunburypreschool@hotmail.co.uk](mailto:wybunburypreschool@hotmail.co.uk)

## NEARBY NANTWICH TOWN

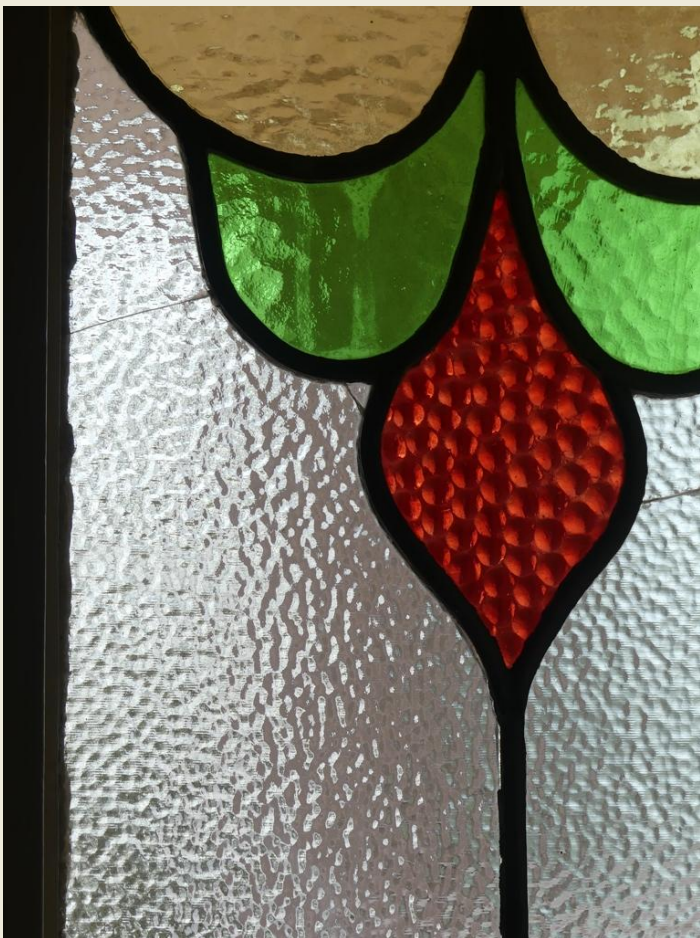
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is 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.





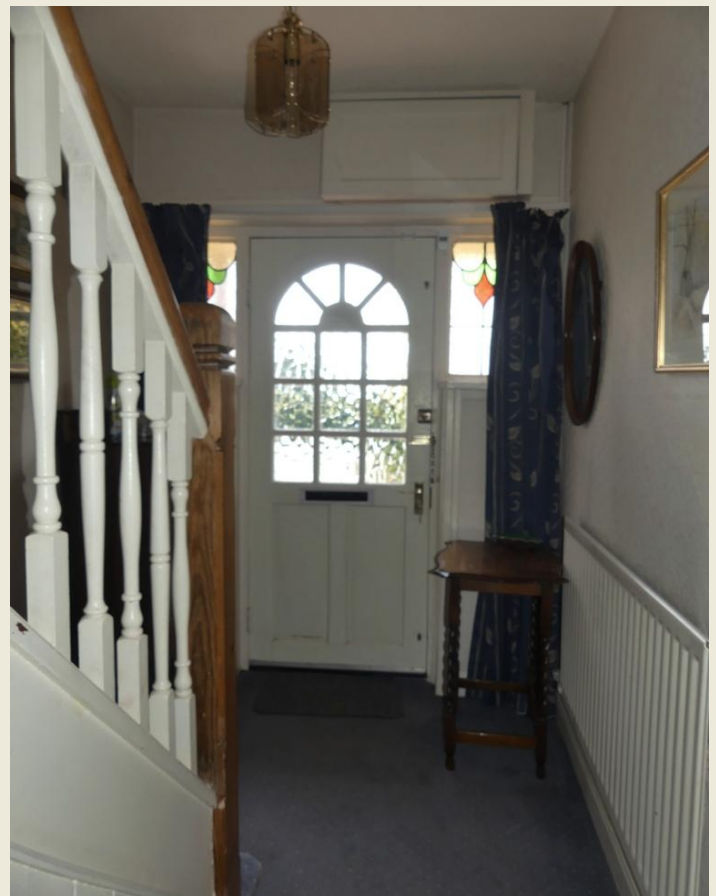
#### ENTRANCE HALL

(15'1 max x 5'11 max) A canopied porch over part glazed timber entrance door with stained glass panels and sides, Ceiling light point, smoke detector, radiator, telephone point, understairs cupboard, stairs rising to the First Floor,



#### THE ACCOMMODATION:-

With approximate dimensions, comprises;





#### CLOAKS / WC

(5'3 x 2'8) Fitted with a low level WC, pedestal wash hand basin with tiled splash back, ceiling light point, uPVC double glazed window to the side, quarry tiled floor.

#### LIVING ROOM

(14'3 max into bay x 11'9 max) A pleasant room with a super open outlook, ceiling light point, ceiling coving, radiator, TV point, fitted shelving, two wall lights points, large uPVC double glazed bay window.

#### DINING ROOM

(12'10 max x 11'9 max) Well proportioned with a pretty garden view, ceiling light point, two recessed ceiling spot lights, coving, radiator, picture rail, large uPVC sliding patio doors to the rear.





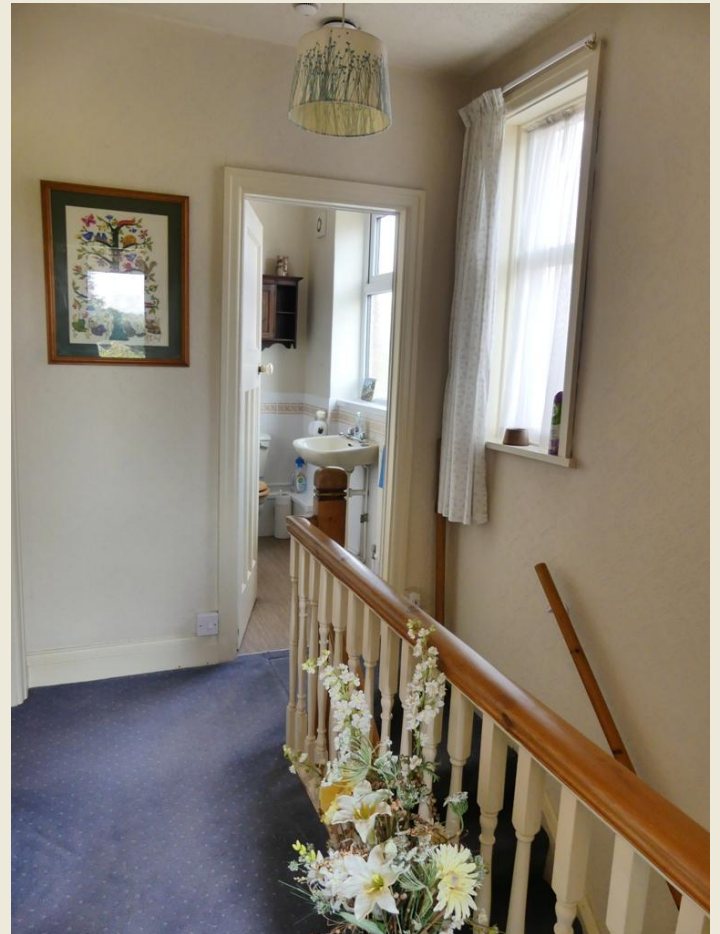


#### KITCHEN

(16'11 x 8'1) Oak effect fronted wall, base and drawer units, roll top laminate work surface with inset acrylic 1 1/2 bowl sink unit and drainer with mixer tap over. Eye level electric oven and grill, four burner gas hob with concealed extractor over, two ceiling light points, loft access, radiator, part tiled walls, part glazed door to the rear and single glazed window, uPVC double glazed window to the side, vinyl floor covering. Space and plumbing for under counter washing machine, space for fridge.

#### FIRST FLOOR LANDING

Ceiling light point, large loft access, uPVC double glazed window to the side.





**BEDROOM ONE**

(11'11 x 11'10) Spacious and enjoying a lovely front aspect, with ceiling light point, radiator, picture rail. Large uPVC double glazed window to the front.

**VIEW TO FRONT**



**BEDROOM TWO**

(11'9 max x 10'1) Ceiling light point, picture rail, radiator, built in airing cupboard with hot water cylinder, large uPVC double glazed window to the rear with charming garden view.







**BEDROOM THREE**  
(6'11 x 6'1) Ceiling light point, radiator, uPVC double glazed window to the front with delightful views.

**SHOWER ROOM**

Fitted with a low level WC, pedestal wash hand basin, corner shower cubicle with 'Mira Zest' electric shower, ceiling light point, electric fan, chrome ladder towel radiator, uPVC double glazed window to the side, vinyl flooring, radiator.

**EXTERIOR**

The property enjoys an excellent situation with a pleasant outlook to the front. Approached over an extensive pebbled driveway there are mature boundary hedges and richly stocked flowers beds and specimen tree which all provide wonderful screening. Gated side access. Detached brick built garage with timber double opening doors. The single garage is of a good size with separately accessed Laundry/Store room beyond and former outside WC which has been removed and now used for storage. There is an extensive paved patio to the rear which provides a super spot to relax and entertain. Beyond this is a traditional cottage style garden featuring a lawn, soft fruit bed, mature fig tree and borders planted with hydrangeas, phlox, hostas, roses etc. An apple tree, birch and pines proved a shadier spot to the rear.

**EPC RATING: TBC**

**COUNCIL TAX BAND:**

**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](mailto: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](mailto: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

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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wrightmarshall.co.uk