



113 DIG LANE | WYBUNBURY | CHESHIRE | CW5 7EY | OIRO £239,950





# 113 Dig Lane, Wybunbury, Cheshire, CW5 7EY

Standing well back from the pleasant established lane amidst the popular village of Wybunbury, the attractive period home offers potential to extend the property subject to necessary consents, and allows prospective purchasers the opportunity to add their own stamp to the charming home.

With a large front lawned garden there is also an unusually large driveway which provides ample off road parking for several vehicles.

Briefly comprising; Open Porch, Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.  
Former single garage altered to be used as a workshop, Laundry Room & outside WC.  
Charming lawned rear garden with timber shed.

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 & turn right into Dig Lane where the property will be observed immediately on your the 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 1 hr 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;

**OPEN PORCH**

**ENTRANCE HALL**

UPVC Double glazed entrance door. Ceiling light point. Picture rail. Radiator. Diamond shaped window to the side. Stairs rising to the first floor.



**LIVING ROOM**

Ceiling light point. Radiator. Picture rail. UPVC double glazed bay window to the front elevation with charming outlook. Fireplace.







#### DINING ROOM

Ceiling light point. Radiator. Fitted shelving and cupboards. Gas fire. UPVC double glazed window to the rear with view over the garden.

#### KITCHEN

Base level units and shelving. Work surfaces with inset stainless steel single drainer sink unit. Wall mounted units. Ceiling light point. UPVC double glazed door to the rear. UPVC double glazed window to the side. Electric cooker included. Under stairs pantry with space for tall fridge freezer. Window to the side.









**FIRST FLOOR LANDING**

Ceiling light point. UPVC double glazed window to the side elevation. Built in cupboard.

**BEDROOM ONE**

Ceiling light point. Radiator. Fitted cupboards and drawers. UPVC double glazed bay window to the front with pleasant outlook.







**BEDROOM TWO**

Ceiling light point. Radiator. UPVC double glazed window to the rear with garden view. Fitted dressing table. Wardrobes and cupboards. Wall light point. Picture rail.



**BEDROOM THREE**

Ceiling light point. Radiator. UPVC double glazed window to the front.



**BATHROOM**

Panel bath. Low level WC. Wash hand basin inset into cupboard unit. Ceiling light point. UPVC double glazed window to the side. Part tiled walls.







#### EXTERIOR

The charming mature house stands in a desirable established and popular location and enjoys manageable gardens. The front of the property boasts a spacious lawn and long driveway. Detached brick built single garage, now forming a workshop with power and light. Pleasant enclosed rear lawned garden, timber shed, timber gate to the side.

#### WORKSHOP / STORE ROOM (FORMER GARAGE)

UPVC Double glazed door to front. Power & light.

#### UTILITY / LAUNDRY ROOM

Laundry room with sink, window, power, light and space and plumbing for washing machine etc.

#### WC

Separate toilet with Low level WC.

EPC RATING: F

COUNCIL TAX BAND: D

#### 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.

#### 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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

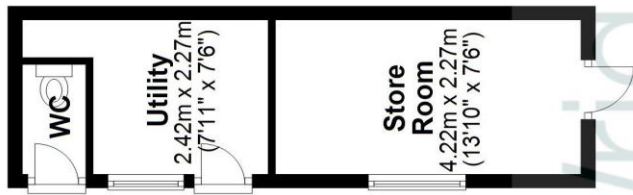
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





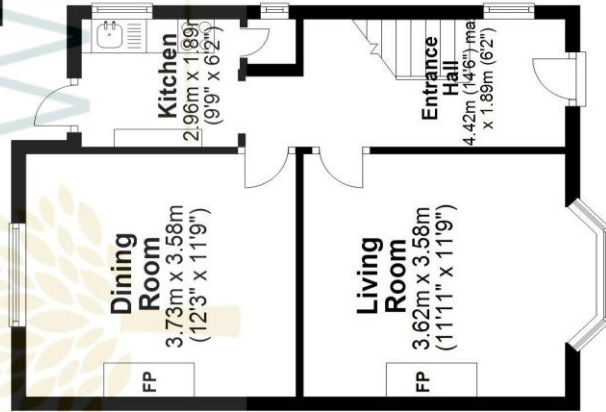






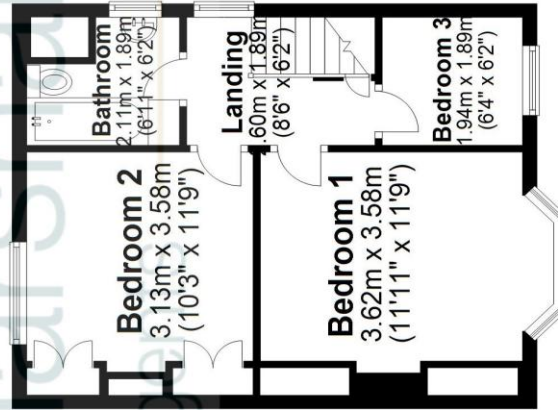
### Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 78.6 sq. metres (845.8 sq. feet)

To scale only, not to size  
 Plan produced using PlanUp.