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An attractive & deceptively spacious three bedroom, two bathroom detached house standing on a superb corner plot position within a village cul de sac. Neutrally decorated throughout, the property benefits from a Conservatory & excellent parking provision by way of a garage & driveway. UPVC D.G. & Gas C.H. NO CHAIN

DESCRIPTION

An excellent incredibly spacious and well presented three bedroom, two bathroom detached house standing on a pleasant corner plot within an established residential setting in the popular village of Haslington with its everyday amenities. Briefly comprising; Entrance Porch, Living Room opening to Dining Room, Conservatory, Breakfast Kitchen, Cloaks/WC. First Floor Landing, Master Bedroom One with a range of fitted wardrobes and Ensuite contemporary Shower Room, Bedroom Two, Bedroom Three, Contemporary Bathroom. Integral Single Garage and excellent size driveway with lawned frontage. Rear low maintenance part walled garden, presented in a courtyard style with gravelled and paved seating areas, gated side access.

DIRECTIONS

Proceed from the agents Nantwich office along Crewe/Nantwich Road & continue through Crewe passing the railway station on the right. Proceed to the Village of Haslington & turn right into Waterloo Road. Turn left into St Matthews Close where the property will be observed on the right hand side.

HASLINGTON

Haslington offers a range of shops including a bakers, newsagents, hairdressers, pubs, as well as reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Excellent travel and commuting links are provided by quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive.

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;

ENTRANCE HALL

UPVC double glazed entrance door, ceiling light point, UPVC double glazed window to the side. Internal door opening to the Living Room.

LIVING ROOM

Ceiling light point. Ceiling coving. UPVC double glazed window to the front. TV and telephone points. Fire surround with marble inset, hearth and electric fire. Radiator. Archway to the Dining Room.

DINING ROOM

Ceiling light point. Ceiling coving, radiator, UPVC double glazed sliding patio doors to the Conservatory.

CONSERVATORY

Pitched glazed roof with UPVC double glazed windows and French doors.

BREAKFAST KITCHEN

Fitted with a range of light oak coloured wall, base and drawer units with roll topped laminated work surfaces and inset sink unit with mixer tap. Ceiling light points. UPVC double glazed window to the rear elevation. Part tiled walls. Radiator. Space for tall fridge freezer. UPVC double glazed door to the side. Four burner gas hob with extractor over. Electric oven beneath. Space and plumbing for washing machine.

CLOAKS WC

Low level WC. Wash hand basin. Ceiling light point. Radiator.

FIRST FLOOR LANDING

Ceiling light point. Smoke detector. UPVC double glazed window to the side.

MASTER BEDROOM ONE

An incredibly spacious room with two ceiling light points, two UPVC double glazed windows to the front, TV point, two radiators, ceiling coving, attractive range of fitted wardrobes. Door to the Ensuite.

ENSUITE BATH & SHOWER ROOM

Contemporary and well appointed with low level WC, wash hand basin under mounted by vanity cupboards, ceiling light point, UPVC double glazed window, part tiled walls shower cubicle (fully tiled walls) with mains shower.

BEDROOM TWO

Ceiling light point, radiator, UPVC double glazed window.

BEDROOM THREE

Ceiling light point, radiator, UPVC double glazed window.

BATHROOM

Panelled bath with glass screen and mains shower over, ceiling light point, part tiled walls, UPVC double glazed window, chrome ladder radiator, low level WC, wash hand basin.

EXTERIOR

Lawned frontage with specimen shaped tree, ample driveway providing off road parking. Integral single garage with up and over door. Part walled rear garden currently presented in a courtyard style. Gravelled and paved patios.

EPC RATING: TBC

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 & 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.

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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.

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.