



2A COBBS LANE | HOUGH | CHESHIRE | CW2 5JN | OIRO £325,000



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

2a Cobbs Lane, Hough, Cheshire, CW2 5JN

An incredibly deceptive detached three bedroom true bungalow occupies a sought after and popular location with exceptional parking provisions by way of the electric gated twin driveways & double garage.

The accommodation briefly comprises: Entrance Hall, Living Room with sliding doors to Conservatory, Excellent Kitchen Diner, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bathroom.

Pleasant lawned gardens to the front, side and rear. Detached brick built double detached garage with incredibly large driveway which leads right around the property & accessed via the dual entrance gates.

Ideal for purchasers requiring excellent commuting links via road or rail, the village of Hough is just a short drive from Nantwich town.

Viewing is highly recommended to fully appreciate the wonderful incredibly spacious semi rural village residence.





DIRECTIONS

Proceed from the agent's Nantwich office along Hospital Street to the mini roundabout, continue across to the next roundabout in front of Churches Mansion. Take the 2nd exit onto London Road & continue through the traffic lights to the main roundabout with the A500. Take the 4th exit onto Newcastle Road & proceed through Shavington & passing the petrol station and continue onward into the village of Hough. Turn right into Cobbs Lane & the property will be observed on the right hand side.

HOUGH

Situated within a short distance from Hough Common just off the A500, on the fringe of the village, close to open countryside and the M6 Motorway at Jct 16. The property is well situated being only a few minutes drive from the centres of Nantwich & Crewe, both offering an excellent range of shopping & educational facilities. Nantwich has a railway station on the Crewe/Shrewsbury line and Crewe offers hourly services to London (Euston under 2 hours). The M6 Motorway makes the property ideal for anyone looking for good national communications and yet with the benefit of living in lovely surroundings.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and 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 Aide 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 with inset double glazed panels, radiator, ceiling coving, loft access point.

KITCHEN DINER

21'11" x 11'9" max (6.68m x 3.58m max)

An incredibly spacious & light room with a comprehensively well equipped kitchen featuring cream coloured wall, base & drawer units to three elevations with roll top laminate work surface. Enamel single drainer sink unit with mixer tap, space & plumbing for washing machine and dishwasher. Electric cooker point with concealed extractor hood above, space for fridge freezer. Ceiling down lighters, UPVC double glazed windows to the front and side elevations & door to the side elevation with inset glazed panel to side. Ceiling coving, two radiators, laminate floor. Ample space for table & chairs. Door to Hall & double opening doors to the Living Room.







LIVING ROOM

14'3" x 17'9" (4.34m x 5.41m)

Incredibly well proportioned room with TV point, UPVC double glazed windows to both side and rear elevations, double glazed patio doors to the Conservatory, laminate floor covering, ceiling coving, two radiators.

CONSERVATORY

14'8" x 9'11" (4.47m x 3.02m)

Double glazed conservatory with vaulted ceiling & exposed low brick wall, double glazed french doors leading to the rear garden, three wall light points, laminate floor covering



INNER HALL

Light points.



MASTER BEDROOM ONE

10'10" x 9'1" (3.30m x 2.77m)

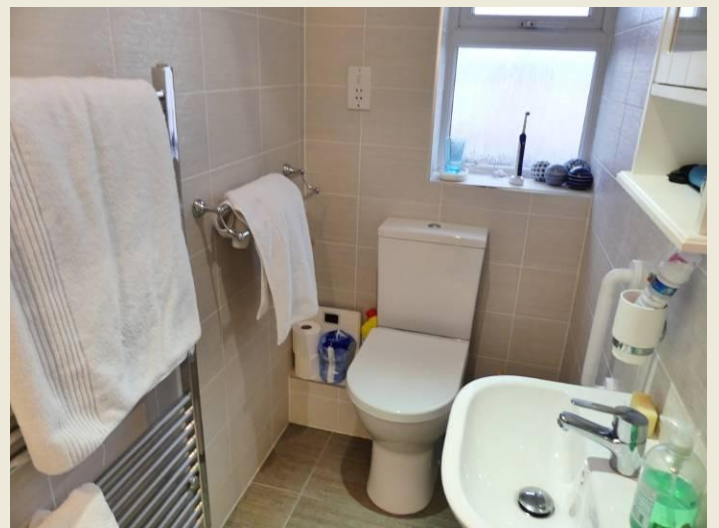
Excellent size with UPVC double glazed window, ceiling coving, radiator, built in mirror fronted wardrobes.

Door to the Ensuite Shower Room.



ENSUITE SHOWER ROOM

Recently remodelled with an attractive walk in shower & electric shower, pedestal wash hand basin and low level WC, UPVC double glazed window, extractor fan, electric shaver point, ceramic tiled splash back & floor, ceiling down lighters, radiator.





BEDROOM TWO

9'6" x 8'8" (2.90m x 2.64m)

Two UPVC double glazed windows to both the front and side elevations, ceiling coving, radiator.

BEDROOM THREE

9'4 x 7'2 (2.84m x 2.18m)

UPVC double glazed window, ceiling coving, radiator.

BATHROOM

An attractive white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Ceramic tiled splash back, electric shaver point, UPVC double glazed window, ceiling down lighters, extractor fan, radiator, heated electric towel rail.





EXTERIOR

The property stands on an excellent size plot with pleasant good sized lawned areas to the front & side with dual graveled driveways providing extensive off road parking with double opening electric gates leading to the detached brick built double garage to the rear. Lawned garden to the rear with both paved and graveled patio areas, various shrubs, plants and trees.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

All mains gas, water, 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. 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agents/website owner's express prior written consent.

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.



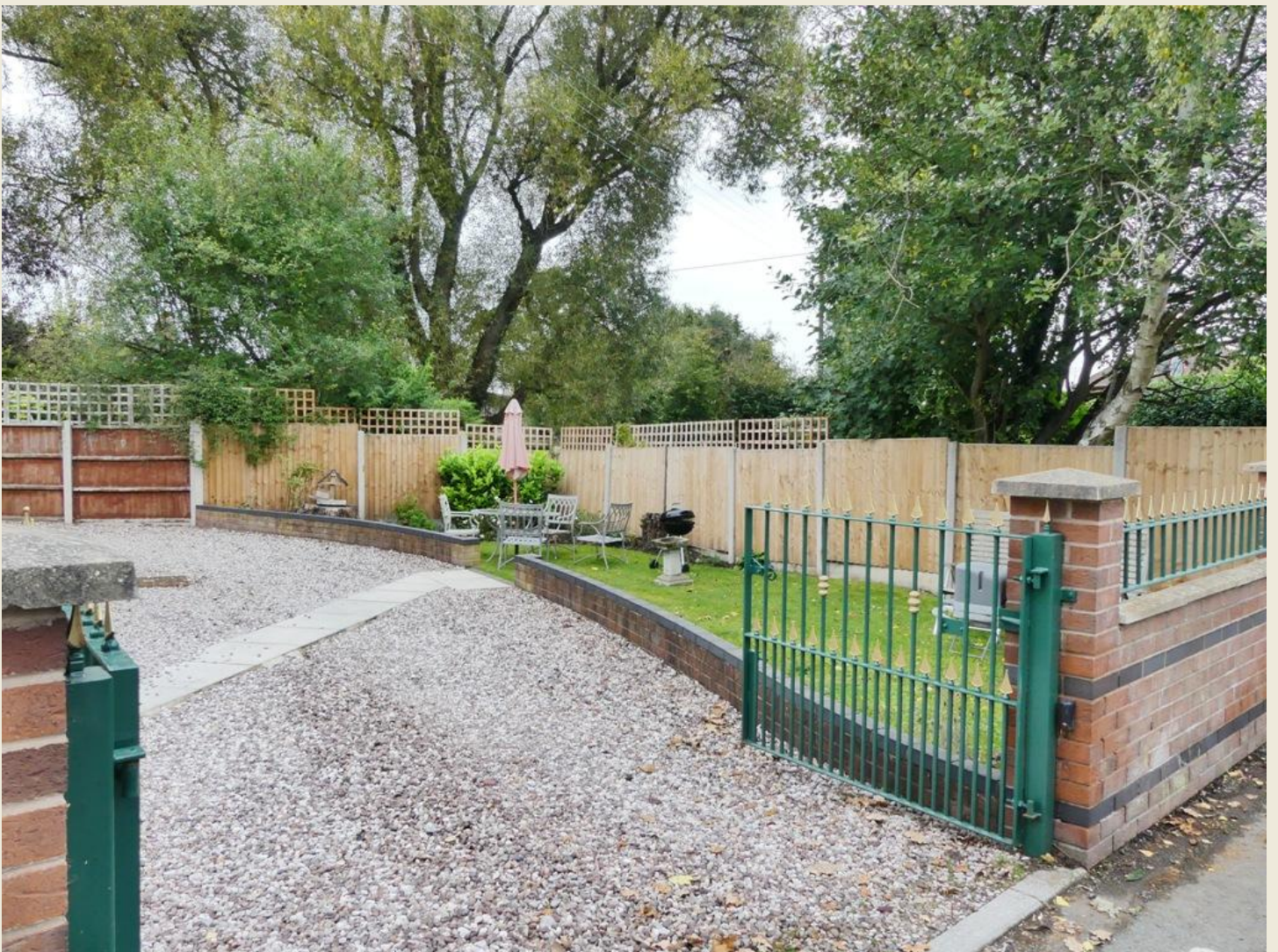
FINANCIAL ADVICE

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 Plan

Approx. 105.5 sq. metres (1136.0 sq. feet)

