



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An attractive compact two bedroom semi detached true bungalow suitable for modernisation and standing on an unusually large corner plot.
Single Garage and Driveway
NO CHAIN

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street continuing ahead at the mini roundabout. Turn left at the 'Churches Mansion' roundabout & at the next roundabout take the third exit onto Crewe Road & proceed through Willaston. Opposite the Co-Op store turn left into Church Lane & the property will be observed on the left hand side.

Turn right into Broughton Lane and right again into Shelley Drive & turn left into Byron Way where the property will be observed on the right hand corner.

DESCRIPTION

Standing on a wonderful unusually large corner plot, the compact two bedroom semi detached bungalow offers ample scope for modernisation and enhancement. Located within the popular 'Poets Estate' there are facilities, road and rail networks within easy reach whilst the towns of Nantwich & Crewe are also within an easy distance.

Briefly comprising; Entrance Hall, Living room, Inner Hall, Bedroom One, Bedroom Two, Kitchen, Conservatory, Shower Room. Single garage & driveway. Large lawned garden to the front and triangular shaped garden to the rear.
NO CHAIN.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

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. Door to the Living Room.

LIVING ROOM

Ceiling light point. TV aerial. Large UPVC double glazed bay window to the front elevation. Fireplace with coal effect gas fire. Radiator. Dado rail. Glazed door to the inner hall.

INNER HALL

Ceiling light point.

KITCHEN

Various wall, base and drawer units with roll top laminated work surfaces and sink unit. Ceiling light point. part tiled walls. UPVC double glazed window and door to the conservatory. Space for under counter fridge. Space for cooker.

CONSERVATORY

UPVC double glazed windows. Door to side. Tiled floor.

SHOWER ROOM

Corner shower cubicle. Low level WC. Pedestal wash hand basin. Bidet. Ceiling light point. Part tiled walls. UPVC double glazed window.

BEDROOM ONE

Ceiling light point. UPVC double glazed window. Radiator.

BEDROOM TWO

Ceiling light point. Double glazed window to the front elevation. Radiator. Built in cupboard with lagged hot water cylinder.

EXTERIOR

The property enjoys a generous choice plot with large lawned front garden. Driveway to the side and single garage. Triangular shaped rear garden.

EPC RATING: E

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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.

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.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

SALE PARTICULARS AND 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.

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, 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.