



8 CIRCLE AVENUE | WILLASTON | CHESHIRE | CW5 7HX | OIRO £210,000



8 Circle Avenue, Willaston, Cheshire, CW5 7HX

An excellent opportunity to acquire a mature three bedroom semi detached house with superb potential to extend the existing accommodation subject to necessary consents.

Standing in a particularly pleasant and established cul-de-sac overlooking a green area, in the popular village of Willaston.

Briefly comprising; Entrance Hall, Living Room, Dining Room, Fitted Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.
Driveway & gardens.
UPVC double glazing and Gas central heating.

NO CHAIN





DIRECTIONS

From the Agent's Nantwich office proceed along Crewe Road. Just after the turn for Colleys Lane turn right into Coppice Road. At the T-junction turn left onto Wistaston Road. Turn right into Moorfields and turn left into Heald Way.

Turn right into Riddles Avenue & the property will be observed on the right hand side, in a prominent corner plot position.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Ceiling light point, radiator, uPVC double glazed entrance door with panel glazing. Stairs rising to the first floor with open storage space beneath.



LIVING ROOM

Ceiling light point, radiator, original fireplace & hearth, uPVC double glazed French doors to the rear, TV aerial.



DINING ROOM

Ceiling light point, radiator, uPVC double glazed window to the front.





KITCHEN

Wall, base & drawer units with roll top laminate work surface, uPVC double glazed window to the side, part tiled walls, inset stainless steel single drainer sink unit & mixer tap, radiator. 'Bush' 4 burner gas hob with extractor over, eye level electric oven & grill. Space & plumbing for slimline dishwasher and washing machine. Door to the Garden Store. Built in pantry with ceiling light point, shelving & window to the side.

FIRST FLOOR LANDING

Ceiling light point, loft access, airing cupboard & uPVC double glazed window to the front.

BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window to the side.

BATHROOM

Enamel panel bath with 'Mira' electric shower over, high level cistern WC, wall mounted wash hand basin, ceiling light point, part tiled walls, radiator, wall mounted heater, uPVC double glazed window to the side.





BEDROOM ONE

Ceiling light point, radiator, uPVC double glazed window to the rear, original fireplace.

BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window too front with pleasant outlook.





EXTERIOR

Lawned garden with mature hedging to front. Driveway with parking, which could be further enlarged if required.

Rear garden which offers scope to enhance & cultivate, and perhaps build a summerhouse / office etc subject to any necessary consents. There is a pleasant recently constructed decked area directly leading from the living room, with feature balustrade.

EPC RATING: D

COUNCIL TAX BAND: TBC

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!

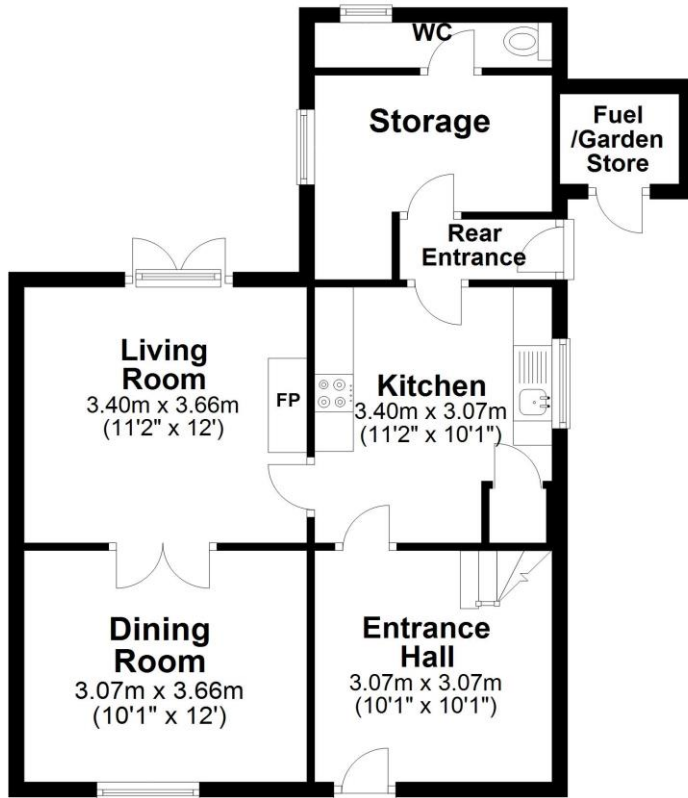
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



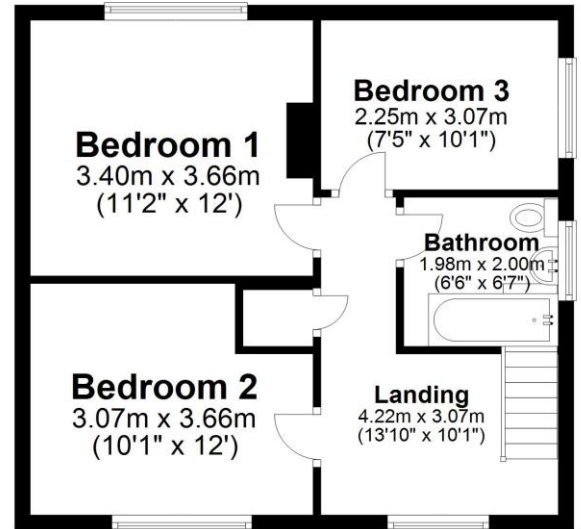
Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 100.6 sq. metres (1083.3 sq. feet)

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