



Total area: approx. 100.4 sq. metres (1081.1 sq. feet)

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

47 Murrifield Drive, Willaston



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Located in a popular village location overlooking a 'green' in a pleasant and established cul de sac, the superb four bedroom detached house has been previously extended and provides comfortable family friendly accommodation throughout.

Integral single garage and driveway to the front. Pleasant & generous rear garden with lawn and good size patio. UPVC Double Glazed and Gas Central Heating.

NO CHAIN.

## DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and continue at the mini roundabout. At the 'Churches mansion' roundabout take the first exit and at the next roundabout take the last exit onto Crewe Road and continue to the roundabout just after The Peacock Public House. Take the third exit onto Park Road, turn left into Murrayfield Drive and bear right at the green where the property will be observed on the far side.

## DESCRIPTION

Located in a popular village location overlooking a 'green' in a pleasant and established cul de sac, the superb four bedroom detached house has been previously extended and provides comfortable family friendly accommodation throughout.

The property briefly comprises: Entrance hall, Cloaks/WC, Living Room, Kitchen, Dining Room with family area off, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom. Integral single garage and driveway to the front. Pleasant rear garden with lawn and good size patio. Timber Shed and established climbers, shrubs and plants. UPVC Double Glazed and Gas Central Heating. NO CHAIN.

## 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.

### SCHOOLS:

Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance.

There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich.

Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

## 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

UPVC double glazed entrance door, radiator, ceiling light point, wood floor. Door to the WC.

### CLOAKS/WC

Ceiling light point, UPVC double glazed window to the front, wood floor, radiator, WC, wash hand basin.

### LIVING ROOM

13'0 x 16'11 (3.96m x 5.16m)

Ceiling light point, TV point, radiator, TV aerial, UPVC double glazed window to the front, wood floor, open tread stairs rising to the first floor. Open to the Kitchen Dining Family room.

### KITCHEN DINER

25'8 x 8'6 (7.82m x 2.59m)

Comprehensively well equipped with a range of red gloss coloured wall, base and drawer units, granite work surface with single drainer sink unit and mixer tap. Large UPVC double glazed window to the ear and smaller window with pleasant garden outlooks. Granite upstands. Radiator. Gas range cooker with chimney style extractor over and splashback. Space for tall fridge freezer, space and plumbing for washing machine, recessed ceiling spotlights, under unit lighting. Breakfast peninsula. Open to the dining area with ceiling light point and circular window.

### FAMILY AREA

9'9 x 9'5 (2.97m x 2.87m)

Ceiling light point, coving, UPVC double glazed windows to the rear and door to the side with super garden views, wood floor, power points, radiator, UPVC double glazed door to the side.

### BEDROOM ONE

### BEDROOM TWO

9'4 overall x 8'6 overall (2.84m overall x 2.59m overall)

Ceiling light point, radiator, UPVC double glazed window to the rear, built in wardrobe with space for hanging and shelving.

### BEDROOM THREE

11'7 x 8'4 (3.53m x 2.54m)

Ceiling light point, radiator, UPVC double glazed window to

the front with pleasant outlook, wood floor, built in cupboard with shelving.

### BEDROOM FOUR

8'5 x 8'4 (2.57m x 2.54m)

Ceiling light point, radiator, UPVC double glazed window to the rear, wood floor.

### BATHROOM

5'4 x 7'2 (1.63m x 2.18m)

UPVC double glazed window to the rear, attractive part tiling to walls and floor, radiator, low level WC and wash hand basin, ceiling light point, panel bath with mains shower over.

### INTEGRAL GARAGE

Personal door to side

### EXTERIOR

The property features a good size brick paved driveway to the front providing off road parking, specimen Camelia and climber to the front. The rear garden is delightful with a lawn, and excellent paved patio entertaining space. Various shrubs and plants including Buddleia and Rhododendrons provide interest. Side gate.

### EPC RATING: C

### COUNCIL TAX BAND: D

### 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.

### 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 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.