



5 COOPERAGE WAY | ASTON | CHESHIRE | CW5 8FU | OIRO £450,000



5 Cooperage Way, Aston, Nantwich, Cheshire, CW5 8FU

Appealing, chic and stylish, the impressive four bedroom, two bathroom detached family size home exudes contemporary sophistication with high specification fixtures and fittings throughout. Occupied since October 2021, the home is style personified.

The impeccable versatile accommodation briefly comprises; Entrance Hall, Kitchen Dining Family Room, Utility Room, WC, Living Room. First floor Landing, Master Bedroom One and Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Integrated single garage and driveway. Pleasant gardens to the front and rear. The property is being sold with many furnishings included (further details on request.





DIRECTIONS

Proceed out of Nantwich along Whitchurch Road (A530) through Sound & Broomhall. Upon entering the village of Aston, the 'Aston Meadows' development will be observed on the left hand side. The property will be observed on the left hand side.

ASTON & NEARBY WRENBURY VILLAGE

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House & is within easy travelling distance of Wrenbury which has its own Doctors Surgery, Railway Station, Post Office, General Store & a Primary School. There is also a state of the art Medical Centre at Wrenbury. Also nearby is the well attended tennis club, bowling club & Cricket club.

There are Primary Schools at Wrenbury, Sound & Audlem, and Nantwich has Secondary & Primary Schools, including the catchment of Brine Lease Ofsted outstanding High School..

Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council 01270 619224.

NOTE (1): The 'Good Pub Guide 2015' lists the Bhurtpore Public House in Aston as one of Britain's Top Ten Pubs for beer and also Top Ten Pubs for whiskey. Tel 01270 780917.

NOTE (2): The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line.

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers.

This includes a new Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 6 miles away.

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.

AGENTS NOTE:-

The property stands within highly regarded school catchments including Brine Leas Academy.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Highly attractive entrance door and stunning tiled floor. Ceiling light point, radiator. Stairs rising to the first floor.



KITCHEN DINING FAMILY ROOM

An exceptional and fantastically stylish space being the perfect spot to cook, relax and entertain. The sleek range of contemporary wall, base and drawer units provide comprehensive storage whilst a mirrored wall provides glamour. The chic pale coloured work surfaces feature an integrated electric hob with concealed extractor over. Eye level electric ovens, numerous light points, breakfast peninsula, integrated drinks chiller, integrated dishwasher and fridge freezer. Wall mounted TV point. Vertical contemporary radiator, tall and smaller windows to the rear, roof lights, additional radiator, stunning tile flooring, bi fold full width doors to the rear garden. There is ample space for lounging and dining.





KITCHEN DINING FAMILY ROOM





UTILITY ROOM

Range of sleek base cupboards with plumbing for washing machine, wall surface with under mounted sink unit and mixer tap, light points, window, tile floor, extractor fan, radiator, door to the WC.

WC

WC, wall mounted wash hand basin, light points, window, radiator, part tiled walls and floor.





LIVING ROOM





LIVING ROOM

Bold and stylish, the elegant room is sumptuously presented with a striking wall focal point with soft concealed ambient lighting and wall mounted TV point, ceiling recessed spotlights, radiator, two ceiling light points, window.



FIRST FLOOR LANDING

Chic light points, radiator, window.





MASTER BEDROOM ONE

Exquisitely plush and rich in elegance, there are various light points, built in wardrobes with mirror fronted doors, TV point, radiator.



ENSUITE SHOWER ROOM

Large walk in shower with recess and mains shower, low level WC, wall mounted wash hand basin, light points, fully tiled walls and floor, radiator.





BEDROOM TWO

Superbly appointed with light points, window, radiator, fitted wardrobes with mirror and wood grain effect fronted doors.



BEDROOM THREE

Ceiling light point, window, radiator.





BEDROOM FOUR

Light points, radiator, window.



BATHROOM

Panel bath with mixer taps and hand held shower attachment, low level WC, wall mounted wash hand basin and mixer tap, light points, wall mounted mirror, chic tiled walls and floor, window, radiator.

INTEGRAL SINGLE GARAGE

Up and over door, power and light.

EXTERIOR

The property boasts an excellent brick paved double width driveway. Shaped lawn with specimen tree. Side access to the rear. The rear garden is highly pleasant being predominantly laid to lawn, there is a brick paved entertaining patio and additional paved seating areas. There is a richly planted border and close boarded timber fencing. NOTE: The development will have electric entrance gates fitted in due course.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). LPG 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.



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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.

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"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!

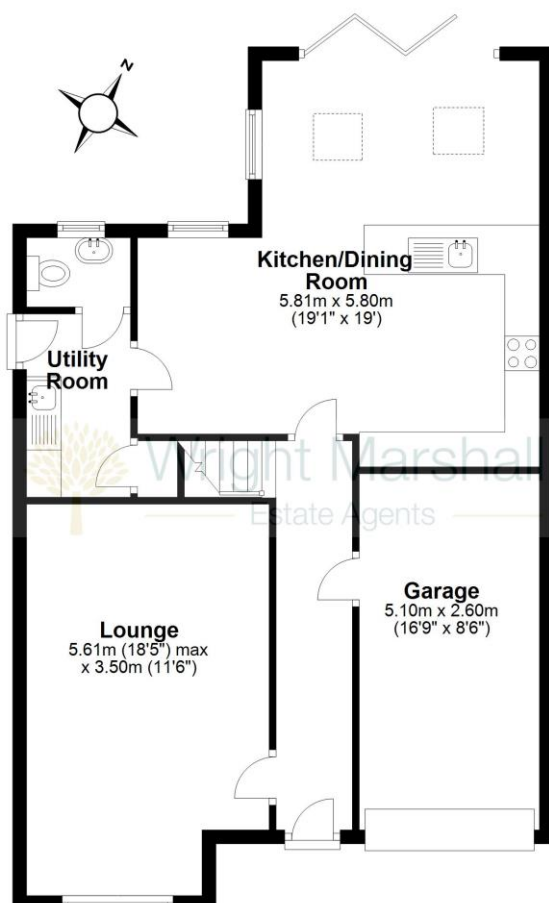
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

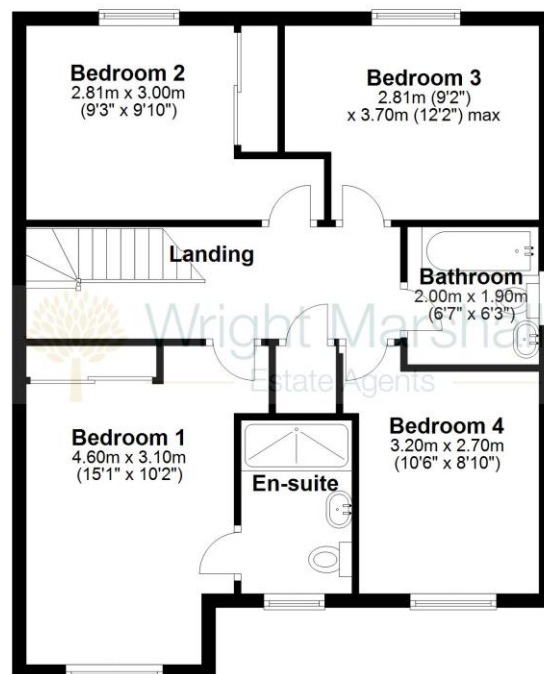
Ground Floor

Approx. 76.1 sq. metres (819.0 sq. feet)



First Floor

Approx. 79.8 sq. metres (859.5 sq. feet)



Total area: approx. 155.9 sq. metres (1678.5 sq. feet)

Wright Marshall
Estate Agents

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