



37 DIG LANE | WYBUNBURY | CHESHIRE | CW5 7EZ | OIRO £229,000



37 Dig Lane, Wybunbury, Cheshire, CW5 7EZ

Standing amidst the pleasant established lane on the outskirts of the popular village of Wybunbury.

The attractive two bedroom semi detached period home offers potential to extend and modernise the property subject to necessary consents and allows prospective purchasers the opportunity to add their own stamp to the charming home with character features including stained glass & picture rails.

Briefly comprising; Entrance Hall, Living Room, Kitchen Diner with under stairs cupboard/pantry.
First Floor Landing, Bedroom One, Bedroom Two, Bathroom.

With a front garden there is also off road parking which could be enlarged if required.
Single garage. Charming lawned rear garden being well stocked with shrubs and plants.
Gas central heating.

NO CHAIN





WYBUNBURY

DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & turn right into Dig Lane where the property will be observed on the left hand side.

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk

Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk

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

Entrance door. Ceiling light point. Picture rail. Radiator. Stairs rising to the first floor.

LIVING ROOM

Ceiling light point. Radiator. Picture rail. Bay window to the front elevation with charming outlook and beautiful original stained glass. Fireplace.





KITCHEN DINER

Wall and base level units. Work surface with inset stainless steel single drainer sink unit. Ceiling light point. Door to the rear. Window to the rear. Electric cooker slot. Understairs pantry with space for tall fridge freezer. Window to the side. Radiator. Space for table and chairs.



FIRST FLOOR LANDING

Ceiling light point. Window to the side elevation.



BEDROOM ONE

Ceiling light point. Radiator. Fitted cupboards and drawers. Window to the front with pleasant outlook.

BEDROOM TWO

Ceiling light point. Radiator. Window to the rear with garden view. Picture rail.





BATHROOM

'Avocado' coloured suite with panelled bath. Low level WC. Wash hand basin. Window to the front. Ceiling light point. Part tiled walls.

EXTERIOR

The charming mature house stands in a desirable established and popular location and enjoys manageable gardens. The front of the property boasts gravelled frontage and planted borders. Driveway providing off road parking which could be enlarged if required. Single garage with power and light. Pleasant established rear lawned garden being well stocked with shrubs and plants.

EPC RATING: D

COUNCIL TAX BAND: C

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 **

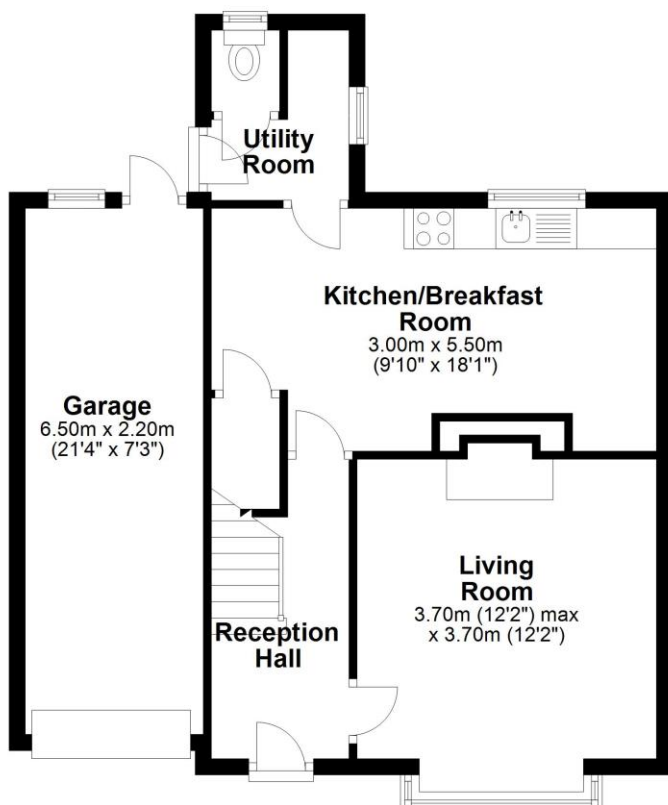
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





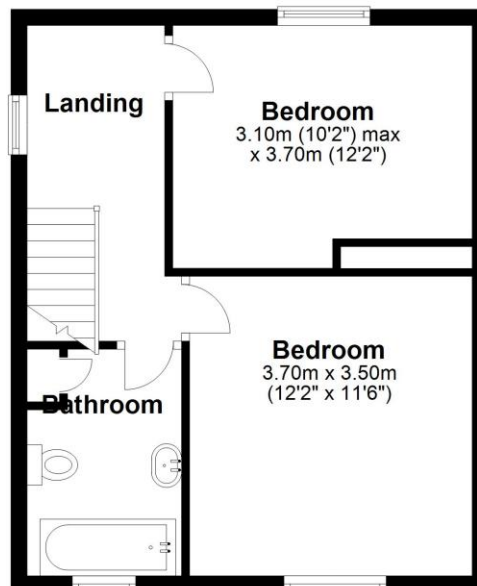
Ground Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)

37 Dig Lane

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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