



55 MOORFIELDS | WILLASTON | NANTWICH | CHESHIRE | CW5 6QZ | OFFERS OVER £250,000



55 Moorfields, Willaston, Nantwich, Cheshire, CW5 6QZ

Nestled in a highly regarded village locality & community, the smart & appealing property enjoys well proportioned accommodation over two floors whilst having extremely pleasant gardens particularly to the rear.

Situated in a 'no through' road, there are a couple of shops and two pubs within walking distance together with excellent road and rail link (and bus stops) a short distance away.

The extremely attractive three bedroom semi detached house enjoys a layout would potentially suit a variety of prospective purchasers.

Briefly comprising; Hall, Breakfast Kitchen, Living Dining Room, Spacious Conservatory.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, modern Shower Room.

Low maintenance front garden & driveway to the side providing ample parking.

Highly attractive & good size established rear garden.

UPVC D.G. & Gas C.H.

NO CHAIN





DIRECTIONS

From our Nantwich Office proceed along Hospital Street to the roundabout. Continue straight over to Church's Mansion roundabout. Continue over the roundabout to London Road (A51). Continue over the level crossing and straight on at the traffic lights. Upon reaching the Cheerbrook roundabout take the second exit into Cheerbrook Road. Continue to the T Junction/crossroads and proceed left onto Wybunbury Road, continuing over the level crossing into Wistaston Road. Turn right into Moorfields where the property will be observed on the left hand side marked by out for sale board.

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. Ceiling light point, radiator, wood effect flooring. Stairs rising to the first floor.



BREAKFAST KITCHEN (14'5" x 10'6")

Comprehensively well equipped, the delightful kitchen is fitted with attractive wall, base & drawer units & roll top work surfaces. Excellent breakfast peninsula with storage beneath, Ceiling light point, ceiling coving, uPVC double glazed window to the front elevation, part tiled walls, uPVC double glazed side door, uPVC double glazed window to the side, wood effect flooring, radiator.

Appliances include; extractor over gas hob, electric oven beneath. Space & plumbing for washing machine, space for fridge, freezer.





LIVING DINING ROOM (12'6" x 16'9")

An extremely well proportioned space with garden view the room features ceiling light point, radiator, TV point, wall light points, double glazed window to the rear & sliding doors opening to the Conservatory. The room offers the flexibility to be used as a flexible Living Dining Room or only as a Living Room and the Conservatory then used as a pleasant Dining space.



CONSERVATORY (9'6" x 14'9")

UPVC Double glazed windows & pitched rood, base level walls, double opening doors to the rear garden.





FIRST FLOOR LANDING

Ceiling light point, ceiling coving, loft access.



BEDROOM ONE (14'1" x 9'6")

Ceiling light point, ceiling coving, uPVC double glazed window to the front elevation, radiator, TV point, range of fitted wardrobes.





SHOWER ROOM

Superbly appointed being fitted with a large walk in shower (easy clean marble effect boarding) with electric shower, wash hand basin with mixer tap upon base level cupboard & concealed cistern WC, ceiling spotlights, part tiled walls, uPVC double glazed window to the front, tall chrome ladder radiator/towel rail.

BEDROOM TWO (12'10" x 9'6")

Ceiling light point, ceiling coving, uPVC double glazed window to the rear elevation, radiator, TV point, range of fitted wardrobes.



BEDROOM THREE (9'6" x 6'11")

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





EXTERIOR

The property enjoys pleasant gardens to both the front & rear. The front garden is presented in an attractive low maintenance style with gravelled frontage & planting and a paved pathway leading to the front entrance. A paved & gravelled driveway provides ample off road parking. Timber shed to side / rear of driveway. Timber gate to side providing access to the rear garden which is of an excellent size & well established. Featuring a good sized paved seating area / entertaining patio with two steps leading to the lower garden with an additional shaped paved seating area & simulated lawn. Shrubs and plants to side borders including a specimen Magnolia. Low brick wall & step to a pleasant gravelled area with planting & evergreen hedging to the rear boundary. In all, the garden offers a surprisingly well proportioned exterior space in which to relax & entertain.

EPC RATING: C

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.





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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.

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.

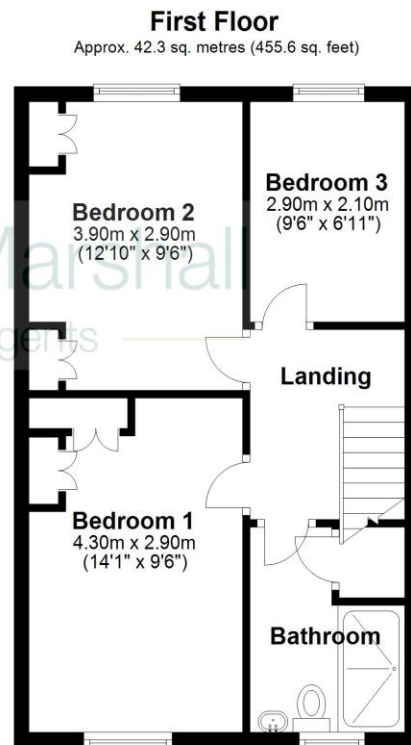
FINANCIAL ADVICE

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.





Total area: approx. 98.2 sq. metres (1057.2 sq. feet)
55 Moorfields