



1 WISTASTON ROAD | WILLASTON | CHESHIRE | CW5 6PU | OIRO £299,950



1 Wistaston Road, Willaston, Cheshire, CW5 6PU

Standing in a highly popular residential village location within walking distance of amenities & being a short drive from the excellent characterful market town of Nantwich.

An excellent proposition is this delightful three bedroom semi detached house with extended ground floor accommodation. Well maintained, the property enjoys light interiors throughout.

The pleasant and comfortable home would suit a range of prospective purchasers & the accommodation briefly comprises; Entrance Porch, Entrance Hall, Spacious Living Dining Room, Conservatory, Kitchen, Utility Room, Cloakroom / WC.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Bathroom.

Boasting extensive off road parking by way of the large driveway to the front & side.

Detached single garage & sheds.

Extremely generous & unusually large rear garden – with space for home office / cabin etc.

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 Wistaston Road where the property will be observed on the left hand side in a delightful position well set back.

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 PORCH

Upvc double glazed windows & entrance door. Inner door opening to the Hall.

ENTRANCE HALL

An inviting space with ceiling light point, ceiling coving, uPVC double glazed window to the side. Smoke detector. Radiator. Stairs rising to the first floor.





LIVING DINING ROOM (22'4 x 11'10)

Pleasantly proportioned, the living area affords an outlook to the front and has a ceiling light point. Ceiling coving. Radiator. UPVC double glazed window to the front. Attractive fire surround with marble insert & hearth and electric fire. TV aerial. The dining area also features a ceiling light point, ceiling coving & uPVC double glazed door to the Conservatory with side panes.



CONSERVATORY (11'2 x 8'2)

UPVC double glazed windows, radiator & double opening uPVC double glazed French doors to the rear garden (delightful outlook).



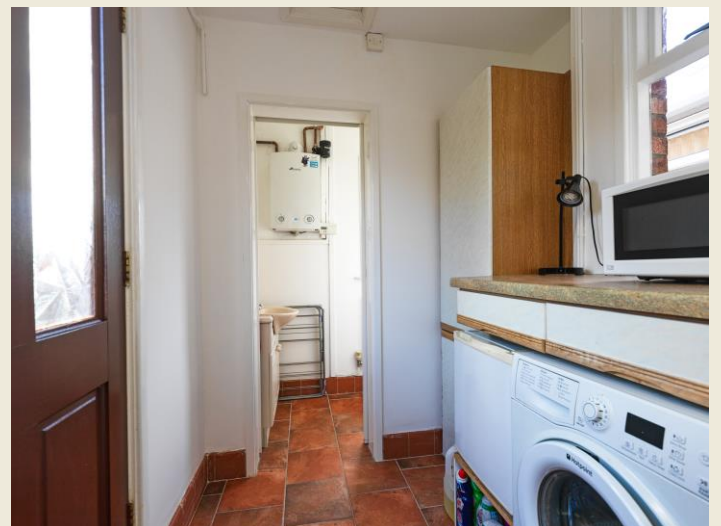


KITCHEN (9'2 x 7'7)

Wood effect fronted wall, base & drawer units with roll top laminate work surfaces with inset stainless steel sink unit. UPVC double glazed box bay window to side. Ceiling light point & coving. Part tiled walls. Wood effect floor. Integrated gas hob with extractor over & electric oven beneath. Space for under counter fridge.

UTILITY

Space for washing machine. Window to the side. Tiled floor. Part glazed door to the side. Roll top laminate work surface with space & plumbing beneath for washing machine.



CLOAKROOM / WC

WC. Wash hand basin. Ceiling light point. Window to the side. Tiled floor.



FIRST FLOOR LANDING

Ceiling light point. UPVC double glazed window to the side. Partially boarded loft via drop down ladder.

BEDROOM ONE (13'1 x 9'10)

Ceiling light point. Radiator. UPVC double glazed window to the front elevation.



BATHROOM

Modern suite incorporating panel bath. Low level WC. Wash hand basin. Ceiling light point. UPVC double glazed window. Part tiled floors. Radiator. Wood effect flooring.





BEDROOM TWO

Ceiling light point. Radiator. UPVC double glazed window.
Built in wardrobe.

BEDROOM THREE

Ceiling light point. Radiator. UPVC double glazed window.



EXTERIOR

Extensive parking by way of the large driveway to the front & side providing ample off road parking. Detached single garage with up & over door, power & light. Side access to the absolutely outstanding incredibly & unusually large rear garden. Meticulously well maintained, there is a large lawned area, patio / seating area & planted borders. Two sheds. Greenhouse. Specimen evergreen tree.



EPC RATING: D

COUNCIL TAX BAND: C

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.

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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"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.

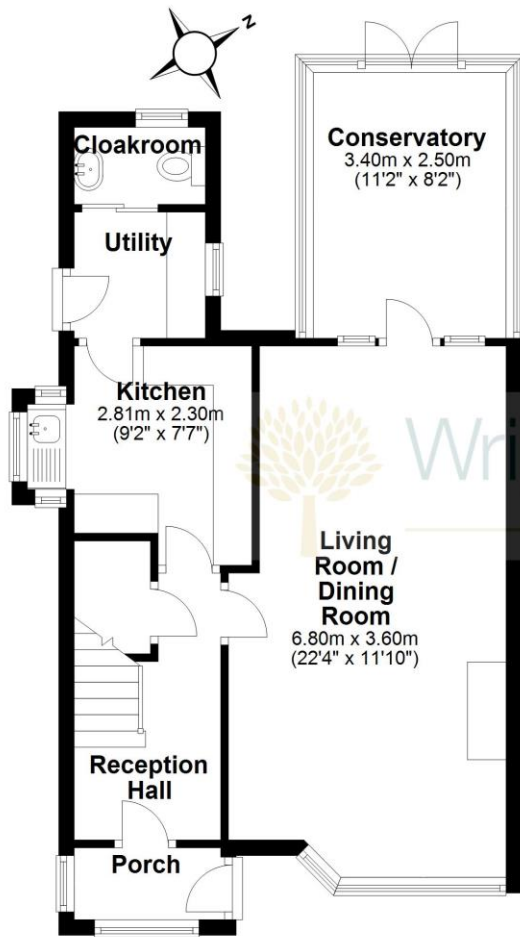






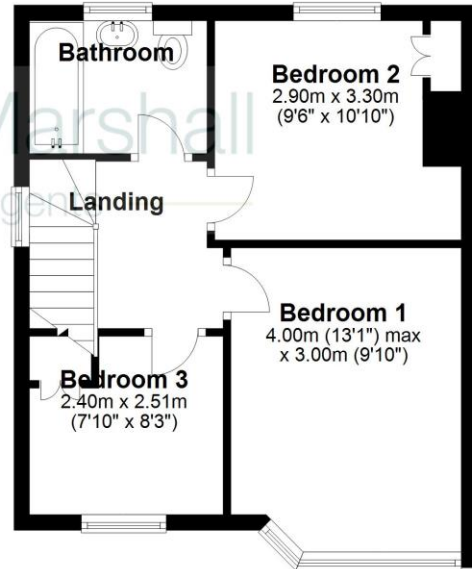
Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 sq. feet)

1 Wistaston Road

Wright Marshall
Estate Agents

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