



MISREPRESENTATION ACT 1967.

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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An outstanding substantial executive style Five Bedroom, Three Bathroom Detached House standing in a popular location and boasting extremely impressive, well appointed accommodation throughout. Double garage, extensive parking and wonderful part walled rear garden. UPVC D.G. & Gas C.H.

DIRECTIONS

Proceed from the Agent's Nantwich office, out of town along the Crewe Road, past The Peacock Public House. At the roundabout, take the 2nd exit & continue along Crewe Road. The property will be observed on the right hand side.

DESCRIPTION

An outstanding substantial executive style Five Bedroom, Three Bathroom Detached House standing in a popular location & boasting extremely impressive & well appointed accommodation throughout.

The accommodation briefly comprises; Entrance Hall, Cloaks/WC, Living Room, Kitchen Dining Family Room, Playroom/Snug, Utility Room. Galleried First Floor Landing, Master Bedroom Suite with Walk in wardrobe and Ensuite, Bedroom Two and Ensuite, Bedroom Three, Bedroom Four, Bedroom Five, Bathroom.

Integral Double garage, extensive parking to the front of the property & wonderful part walled rear garden with lawn and large patio areas. UPVC D.G. & Gas C.H.

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).

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.

THE ACCOMMODATION -

With approximate dimensions, comprises;

ENTRANCE HALL

An attractive entrance door, ceiling light point, radiator, attractive floor. Stairs rising to the first floor.

CLOAKROOM / WC

Light point, low level WC, wash hand basin, radiator, wall mounted mirror,attractive flooring.

LIVING ROOM

59'0" 3'3" x 42'7" 16'4" (18' 1" x 13' 5)

An elegant, chic room, beautifully appointed and generously proportioned. With two ceiling light points, radiator, large uPVC double glazed bay window to the front elevation, TV & telephone points, stunning fireplace with gas fire.

KITCHEN / FAMILY/ DINING ROOM

25' 7" x 14' 3" (7.62m 2.13m x 4.27m 0.91m)

An incredibly spacious room, ideal for family life and entertaining, boasting direct garden access. The kitchen is comprehensively well equipped with a range of white, wall, base and drawer units incorporating work surfaces and inset stainless steel 1 1/2 bowl sink unit with mixer tap. Island unit with solid wooden work surface. Range cooker with gas hob, splashback and extractor over, ovens beneath.Integrated dish washer, space for tall American style fridge/freezer. Recessed ceiling spot lights, uPVC double glazed window to the rear, work surface lighting, ceramic tiled floor continuing into the Dining/ Family Area.

With recessed ceiling spotlights, uPVC double glazed French doors to the rear. Timber and glazed bi fold doors to the playroom, doors to the utility room and entrance hall.

PLAYROOM / SNUG / OFFICE

14'2" x 10'11" (4.34 x 3.33)

An excellent versatile room with uPVC French doors to the rear garden, ceiling light point, radiator, continuation of attractive flooring.

UTILITY ROOM

5'9" x 9'11" (1.77 x 3.03)

Fitted with a range of wall & base units with work surface & inset stainless steel sink unit with mixer tap, ceramic tiled floor,radiator, ceiling light point. Door to the side and door into the integral garage

INTEGRAL DOUBLE GARAGE

6' 8" x 16' 1" (1.83m 2.44m x 4.88m 0.30m)

With an electric door, power and light

GALLERIED FIRST FLOOR LANDING

An unusually large space with two ceiling light points, uPVC double glazed window to the front elevation, smoke detector,loft access and a built in airing cupboard.

MASTER BEDROOM

16'0" x 12'0" (4.9m x 3.66m)

A generously proportioned room with ceiling light point, two wall light points,radiator, uPVC double glazed window to the front with a pleasant outlook & fitted with shutters, TV point. Doors to both the dressing room and en suite.

DRESSING ROOM

7'10" x 6'7" (2.39m x 2.01m)

Ceiling light point, hanging space and shelving.

ENSUITE BATH AND SHOWER ROOM

9'1" x 7'10" (2.77m x 2.39m)

Fitted with a panelled bath, separate double size shower cubicle with pivot door and mains shower, being fully tiled where visible. Concealed cistern low level WC, wash hand basin under

mounted with cupboard storage, wall mounted cabinet and mirror, recessed ceiling spot lights, part tiled walls, tall towel rail/radiator, tiled floor, uPVC double glazed window.

BEDROOM TWO

16'9" x 12'7" (5.13m x 3.86m)

Ceiling light point, radiator, uPVC double glazed window to the rear with a pleasant garden outlook, TV point, built in wardrobes, wood effect floor covering. Door to the Ensuite.

ENSUITE

Fitted with a walk in shower cubicle with sliding door and mains shower, being fully tiled where visible & with shower, concealed cistern low level WC, wash hand basin under mounted by base cabinets, recessed ceiling spot lights, part tiled walls, wall mounted mirror,heated towel rail/radiator, tiled floor, uPVC double glazed window.

BEDROOM THREE

10'11" x 12'7" (3.35m x 3.84m)

With a ceiling light point, radiator, uPVC double glazed window to the front, TV point.

BEDROOM FOUR

13'1" x 10'11" (3.99m x 3.33m)

With a ceiling light point, radiator, uPVC double glazed window, to the rear with attractive views of the garden, built in wardrobes, TV point.

BEDROOM FIVE

10'9" x 12'7" (3.28m x 3.84m)

With a ceiling light point, radiator, uPVC double glazed window to the rear with a pretty garden aspect, TV point.

FAMILY BATHROOM

10'2" x 7'10" (3.12m x 2.39m)

Fitted with a concealed cistern WC, wash hand basin with under mounted with base cabinets, double size shower cubicle with sliding door and mains shower, being fully tiled where visible. A panelled bath, recessed ceiling spot lights, part tiled walls, radiator, tiled floor, uPVC double glazed window.

EXTERIOR

The property stands well back from the road and is accessed via an extensive driveway bordered by highly attractive wrought iron railings and hedging. The driveway, being both gravelled and paved, allows parking for numerous vehicles. There is side access to the rear garden which is part walled and offers an extremely attractive family and pet friendly space. Predominantly laid to lawn with a vast paved entertaining and seating area. Timber shed. There are various mature trees and shrubs with a highly attractive curved boundary wall.

EPC RATING C

COUNCIL TAX BAND

Cheshire East Council Tax Band F

SERVICES

All mains gas, water, electricity & drainage services 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

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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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