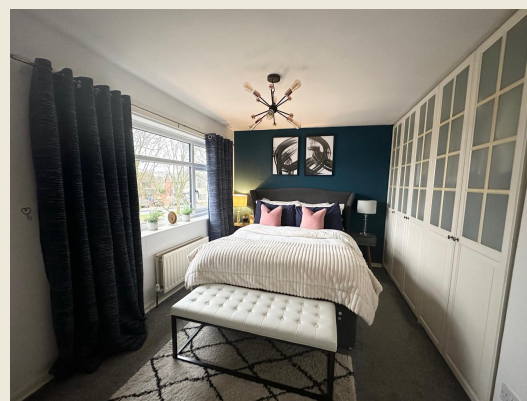




59 MURRAYFIELD DRIVE | WILLASTON | NEAR NANTWICH | CHESHIRE | CW5 6QF | OIRO £395,000



Standing in an enviable slightly elevated position overlooking a particularly pleasant & attractive 'green space' featuring pretty trees, the property sits within the popular village of Willaston enjoying schools & local facilities.

Nantwich town centre is a short distance away together with super road & rail networks which makes the property an ideal choice for a wide range of purchasers though in particular anyone requiring easy commuting. The fantastic family size accommodation, with its sleek & modern 'Anthracite' coloured uPVC double glazed windows, suits modern living perfectly & briefly comprises; stylish Entrance Hall with recently installed contemporary entrance door, chic Office / Playroom, well appointed Living Room with pleasant outlook to front, outstanding 'L' shaped Kitchen Dining Family room with views of the garden, Utility Room, recently fitted Bath & Shower Room. First Floor Landing, Bedroom One with built in wardrobes, Bedroom Two, Bedroom Three, Bedroom Four (presently used as a Dressing Room), Bathroom.

Brick paved driveway with ample off road parking. Electric charging point & low maintenance gravelled space with curved low wall. Established Laurel hedging. Generous rear garden, being both family & animal friendly & being predominantly laid to lawn with large decked patio / entertaining space.

UPVC D.G Throughout & Gas C.H.

Close to Excellent Schools, Road, Rail Links & Nantwich Town Centre

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agents Nantwich office on High Street, proceed along Hospital Street to the 2nd roundabout by Church's Mansion. Turn left & immediately right at the next roundabout into Crewe Road. Continue along, past The Peacock Public House & ahead at the next roundabout & past Colleys Lane. Turn right into Coppice Road & take the right turn into Murrayfield Drive where the delightful property will be observed on the corner of the green area on the left hand side.

WLLASTON

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

OFFICE / PLAYROOM (9'8 x 7'11)





LIVING ROOM
(13'10 x 11'4)



'L' SHAPED KITCHEN DINING FAMILY ROOM
Kitchen (18'9 x 8'6)
Dining Room (10'8 x 9'9)

UTILITY ROOM
(8'6 x 7'0)

BATH & SHOWER ROOM







FIRST FLOOR LANDING

BATHROOM



BEDROOM ONE (13'8 x 11'8 max)

BEDROOM TWO (11'8 x 8'3)

BEDROOM THREE (9'9 x 8'4)

BEDROOM FOUR / DRESSING ROOM (8'6 x 8'3)





EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired 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 & PLANS

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. 110.0 sq. metres (1279.4 sq. feet)