



34 REDWING STREET | WINSFORD | CHESHIRE | CW7 4FF | OIRO £425,000



AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A DISTINGUISHED 'DAVID WILSON' HOME HAVING BEEN SIGNIFICANTLY ENHANCED TO A HIGHER SPECIFICATION BY THE PRESENT OWNERS & AFFORDING A FINE CORNER PLOT POSITION WITH VIEW TOWARDS THE CHURCH

An extremely attractive, impeccably & luxuriously appointed light and generously proportioned detached Four Bedroom, Two Bathroom high specification house providing wonderful family size accommodation. Situated in a desirable edge of development location with charming view towards the church & with direct access to countryside walks, the property is within easy reach of schools & facilities within Winsford, Nantwich, Northwich & Tarporley. Meticulous attention to detail by the present occupiers has culminated in a particularly special property of sheer quality & style.

Boasting spectacular contemporary accommodation throughout, the accommodation briefly comprises; Reception Hall, Cloaks WC, Living Room, Kitchen Diner, Utility, Office/Playroom. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom. Impeccable exterior with unusually large double width Tarmacadam tandem driveway boasting parking for approx. 6 vehicles. Detached double garage with electrically operated doors. Simulated lawn garden to front with gravelled low maintenance garden to side. The generous rear garden is particularly attractive & features a rear walled boundary & deep border being stocked with various specimen shrubs and plants. Simulated lawn & tiled entertaining and seating area is the perfect spot to relax and entertain particularly with the atmospheric lighting. UPVC D.G. & Gas C.H.





DIRECTIONS

Proceed from Nantwich along Barony Road. At the roundabout, turn 2nd right, following the signs for Worleston and Church Minshull (B5074). Continue past Reaseheath College on the left hand side and after approximately one mile you will pass Rookery Hall on the right. On entering the village, continue past the Badger Public House (on your left) and proceed to the mini roundabout. Turn left and continue towards Winsford. At the traffic lights turn right into Townfields Road & take the right turn into Redwing Street. Proceed ahead & as the road bends a little to the left, turn right into the no through private drive part of the development where the property will be observed on the right hand side.

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;

RECEPTION HALL

CLOAKS WC

OFFICE / PLAYROOM (9'6 max x 7'10)





LIVING ROOM (16'1 x 11'9)

STUNNING KITCHEN DINER (24'0 x 12'10)





UTILITY ROOM (6'11 x 5'7)





FIRST FLOOR LANDING

BEDROOM TWO (15'5 x 9'2)

BEDROOM THREE (11'6 x 10'10)



BEDROOM FOUR (14'6 x 8'3)

FAMILY BATHROOM





MASTER BEDROOM ONE (18'3 max x 11'10)



ENSUITE SHOWER ROOM



EXTERIOR

Well thought out, the vendors have meticulously designed the external space to provide excellent entertaining areas being incredibly low maintenance. There is an excellent size driveway to the side providing plenty of off road parking for approx. 6 vehicles together with a detached double garage.

DETACHED DOUBLE GARAGE (17'5 x 17'1)

EPC RATING: B

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage services are either connected or available locally (subject to statutory undertakers costs & conditions). 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.

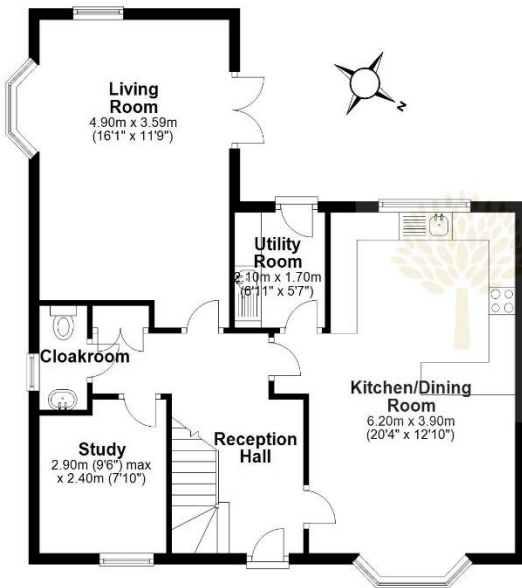
Your home may be repossessed if you do not keep up repayments on your mortgage.





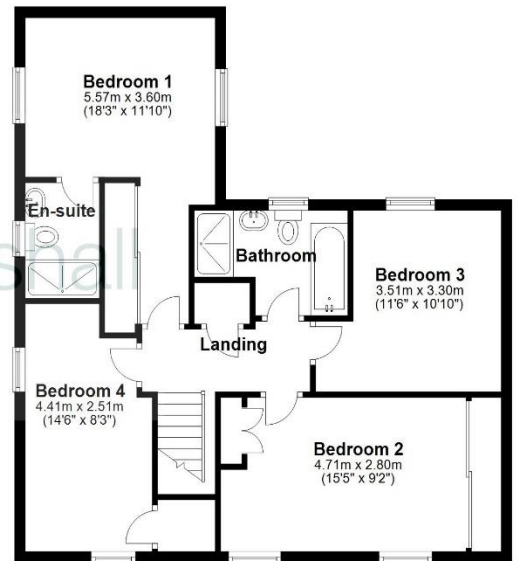
Ground Floor

Main area: approx. 68.7 sq. metres (739.8 sq. feet)
Plus garages: approx. 27.8 sq. metres (298.7 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



Main area: Approx. 137.1 sq. metres (1475.9 sq. feet)
Plus garages: approx. 27.6 sq. metres (296.7 sq. feet)
34 Redwing Street