



Total floor area 58.8 sq.m. (633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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An excellent opportunity to acquire a well proportioned detached two bedroom true bungalow which has ample scope to extend (subject to necessary consents), and stands within a highly popular village location a short distance from Nantwich town centre. Suitable for enhancement throughout there is a tremendous degree of potential for buyers to add their own mark to this excellent property. Generous gardens to front & rear, yet manageable. Garage & ample off road parking.

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 ahead into Green Lane where the property will be observed on the right hand side.

## DESCRIPTION

An excellent opportunity to acquire a well proportioned detached two bedroom true bungalow which has ample scope to extend (subject to necessary consents), and stands within a highly popular village location a short distance from Nantwich town centre. The accommodation briefly comprises; Entrance Porch, Entrance Hall with built in cupboard, Living Room, Kitchen Diner, Bedroom One, Bedroom Two & Modern Shower Room.

Suitable for enhancement throughout there is a tremendous degree of potential for buyers to add their own mark to this excellent property.

Generous gardens to front & rear, yet manageable. Garage & ample off road parking. UPVC D.G. & Gas C.H.

NO CHAIN

## 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.

## 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.

## AGENTS NOTE:-

The property offers significant potential to extend or modify the existing layout subject to planning consents & permissions.

## THE ACCOMMODATION:-

With approximate dimensions comprises;

### ENCLOSED PORCH

### ENTRANCE HALL

### LIVING ROOM

(12'6 x 12') ((3.81m x 3.66m))

### KITCHEN DINER

(12'0 x 9'4) ((3.66m x 2.84m))

### BEDROOM ONE

(10'10 x 10'6) ((3.30m x 3.20m))

### BEDROOM TWO

(11'6 x 9'7) ((3.51m x 2.92m))

### SHOWER ROOM

(7'9 x 6'2) ((2.36m x 1.88m))

### EXTERIOR

There is space for numerous vehicles to the front of the property itself with an attractive hedge to the front providing pleasant screening.

The rear garden is of a good size & is laid to lawn. There is a timber garage & established hedging to boundaries.

### EPC RATING: D

### COUNCIL TAX BAND: D

### SERVICES

All mains water, gas, 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

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.