



56 HELLATH WEN | NANTWICH | CHESHIRE | CW5 7BB | OIRO £365,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

56 Hellath Wen, Nantwich, Cheshire, CW5 7BB

An extremely desirable Four / Five Bedroom, Two Bathroom Detached 1970's House of considerable appeal, being situated within the incredibly popular & established development close to Nantwich Lake & both primary school & Brine Leas Academy. Exuding laid back sociable & family friendly accommodation, the incredibly light & well proportioned home has been successfully remodelled by the present owners to great effect. With modern comfort in mind, the flexible accommodation offers a versatile Family Room which could easily be used as a Bedroom, on the ground floor. Briefly comprising; Entrance Hall, Living Room with dual aspect, L Shaped Kitchen Dining Family Room with a space saving functional Utility Cupboard, Cloaks/WC, Family Room / Bedroom Five. First Floor Landing, Bedroom One, Shower Room, Bedroom Two, Bedroom Three, Family Bathroom & Bedroom Four. There is a pleasant lawned front garden & Tarmacadam double width driveway (which could be extended into the lawned area, if required). A pleasant good size, yet manageable rear garden offers a safe & secure environment for both children & pets. With established trees, shrubs & plants, there is also a good size patio area. All of which adjoins a well maintained school playing field to rear. UPVC D.G. & Gas C. H. Viewing is advised to appreciate the fantastic property.





NANTWICH LAKE – A SHORT WALK AWAY

DIRECTIONS

Proceed out of Nantwich along Audlem Road, turning right into Park Road and then first left into Newbold Way. Continue into Hellath Wen & the property will be observed on the left hand side.

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.

SCHOOLS & LOCATION

The property is just a 15 minute walk from the railway station and 15 minute walk to the town centre through 'Brookfield Park'. Beautiful Nantwich lake is just a 4 minute walk away and the number 73 bus is a 2 minute walk to a pick up point on The Pike/Newbold Way.

LOCAL SCHOOLS WITHIN IMMEDIATE WALKING DISTANCE OF THE PROPERTY:-

1. Weaver Primary School, Western Avenue, Nantwich, CW5 7AJ, Telephone no. 01270 626335, email: admin@weaver.cheshire.sch.uk
2. Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: admissions@brineleas.co.uk
3. Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk
4. Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk

(Other excellent schools are also located within the town).





ENTRANCE HALL

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Attractive solid timber entrance door.
Ceiling light point & recessed ceiling spotlight, uPVC double glazed window to side. Stairs rising to the first floor with recess beneath for coat storage etc. Wood floor, double opening glazed doors to the Living Room, door to the Kitchen Dining Room.

LIVING ROOM

18' 1" x 11' 9" (5.51m x 3.58m)

An excellent light & well proportioned room with ceiling point, 2 large uPVC double glazed window to the front & rear (note, the rear window could be replaced with bi fold doors, subject to any necessary consents etc), TV & telephone points, radiator, attractive marble fire & hearth.





LIVING ROOM





LIVING ROOM



KITCHEN DINING ROOM

20' 9" x 20' 7" max (6.32m x 6.27m)

An outstanding sociable family / entertaining space filled with a high degree of natural light and comprehensively well equipped with a range of modern base level units beneath a highly attractive wooden work surface with inset 1.5 bowl stainless steel single drainer sink unit with contemporary mixer tap. Recessed ceiling spot lights, 2 uPVC double glazed windows to the rear overlooking the garden, part tiled wall, 'blackboard' wall. Range style gas cooker, integrated dishwasher, space for tall fridge freezer. UPVC Double glazed double opening French doors leading to the rear garden & doors to the Utility cupboard & the cloaks/WC.

Wood floor throughout, extending into the Dining / Family Room (currently used as a dining space), with recessed ceiling spotlights, large uPVC double glazed window to the front with additional recessed ceiling spotlights & radiator.

UTILITY CUPBOARD

Space & plumbing for both a washing machine & tumble dryer (stacked).

CLOAKS / WC

Low level WC, wash hand basin, light point, wood floor.

FAMILY ROOM / BEDROOM FIVE

14' 1" x 8' 3" (4.29m x 2.51m)

An excellent versatile space with recessed ceiling spotlights, 2 uPVC double glazed windows to the front & side, wood floor, built in storage cupboards, radiator.



KITCHEN DINING ROOM





KITCHEN DINING ROOM





FAMILY ROOM / BEDROOM





FAMILY BATHROOM

FIRST FLOOR LANDING

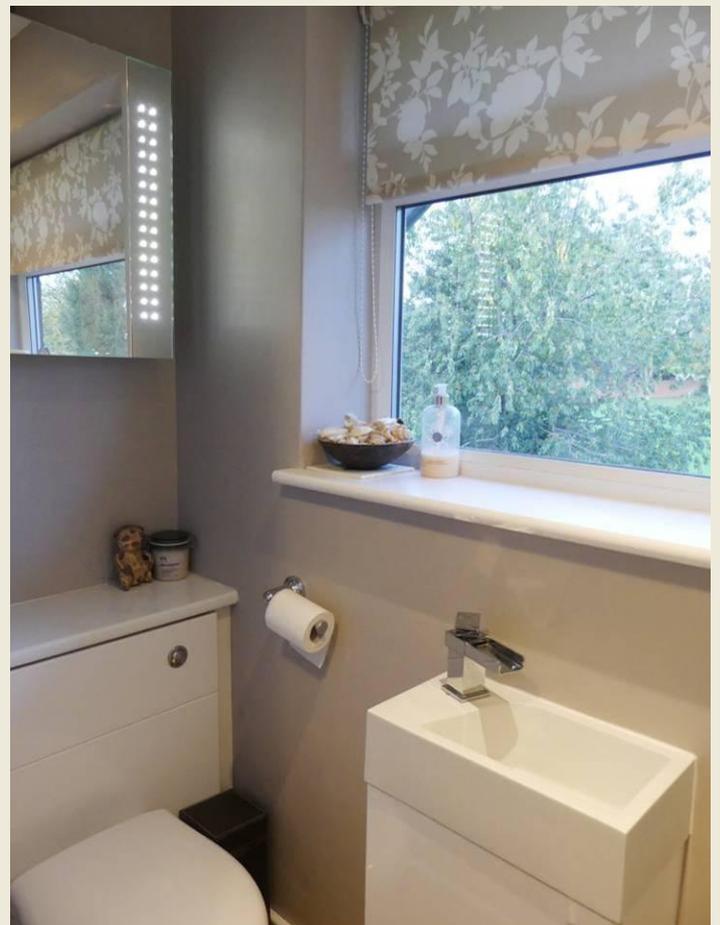
Ceiling light point, loft access.

FAMILY BATHROOM

Simply appointed with a fresh white panel bath with screen & shower over, low level WC & wall mounted wash hand basin with chrome mixer tap, ceiling light points, part tiled walls, uPVC double glazed window with super view to the rear.

SHOWER ROOM

An excellent use of space, the compact shower room has a fitted shower cubicle with shower fitting, low level WC, wash hand basin, recessed ceiling spot lights, uPVC double glazed window to the rear with a fantastic open view over the school playing field.





BEDROOM ONE

BEDROOM ONE

12' 3" max x 14' 10" (3.73m x 4.52m)

Being light & well proportioned with ceiling light point, large uPVC double glazed window to the front, radiator, range of fitted wardrobes.

BEDROOM THREE

8' 1" x 12' 0" (2.46m x 3.66m)

Ceiling light point, radiator, uPVC double glazed window of which there is a super open view to the rear over the school playing field, built in wardrobe.





BEDROOM TWO

17' 1" x 8' 3" (5.21m x 2.51m)

Boasting a dual aspect, this pleasant room is also flexible in its use. Ceiling light point, radiator, 2 uPVC double glazed windows of which there is a super open view to the rear over the school playing field.





BEDROOM FOUR

BEDROOM FOUR

9' 1" x 9' 2" (2.77m x 2.79m)

Ceiling light point, radiator, uPVC double glazed window to the front, built in wardrobe.

EXTERIOR

Shaped lawned front garden with various shrubs & excellent size Tarmac driveway providing off road parking for 2 vehicles. The drive way could easily be extended into the lawned area if required, if more parking is needed. Side gated access.

The rear garden is of a good yet manageable size, with an extended entertaining paved seating BBQ area. Various trees, shrubs & plants create a very pleasant leafy environment, all of which adjoins the school playing field to the rear. There is a good size attached storage space to the far side of the property.

EPC RATING: TBC

COUNCIL TAX BAND: E

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 & 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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MARKET APPRAISAL

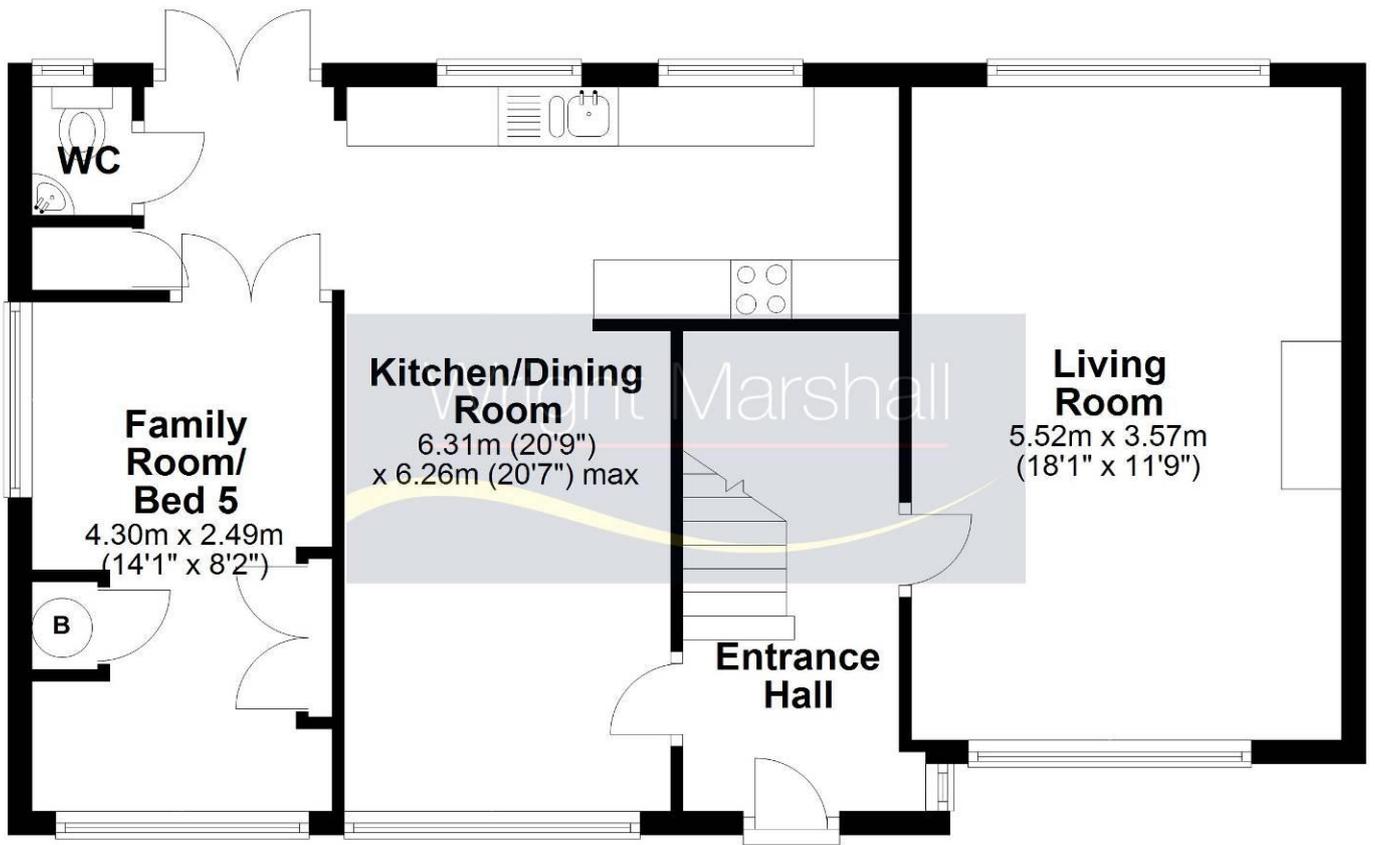
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.





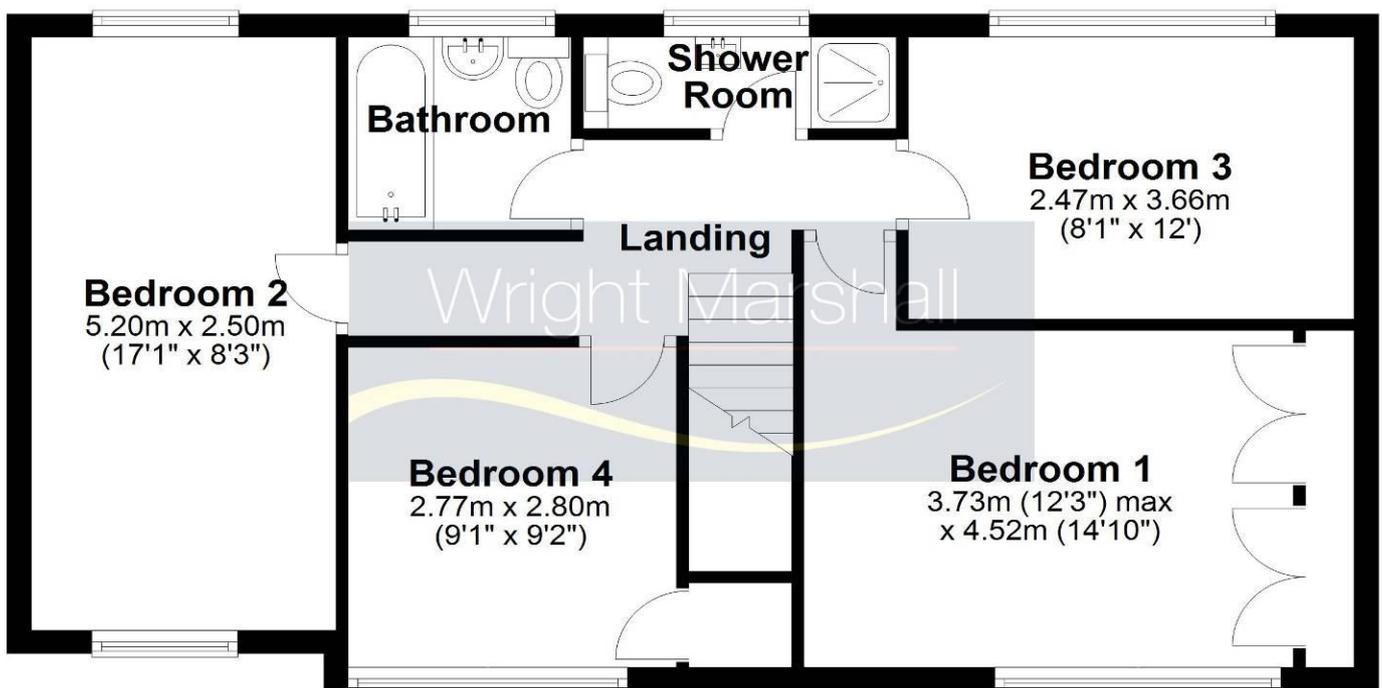
Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



Wright Marshall
Estate Agents

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