



16 CHILWORTH CLOSE | WISTASTON | CHESHIRE | CW2 6UN | OIRO £375,000



Nestled in the inviting neighbourhood this splendid four bedroom two bathroom detached two storey house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive.

The accommodation briefly comprises; Entrance Hall, Spacious Living Room, superb Kitchen Diner opening to large Conservatory, Utility Room, Separate WC, Playroom.

First Floor Landing, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

The exterior of the property is equally appealing, featuring a charming garden that invites outdoor enjoyment, whether it be for children to play or for hosting summer gatherings with friends and family.

There is also a useful store from the remaining garage conversion.

The surrounding area is known for its friendly community atmosphere, making it a wonderful place to call home.

Conveniently located, this property offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue beyond the traffic lights by the vets and proceed ahead. Turn right into Laidon Avenue & turn left into Fuller Drive. Take the left turn into Broadleigh Way & turn right into Charlcote Crescent. Turn right into Chilworth Close where the property will be observed on the right hand side.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

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 4'7 x 4'1





LIVING ROOM 15'9 x 13'7

KITCHEN BREAKFAST DINING ROOM 19'1 x 10'5





UTILITY ROOM 10'5 x 5'10

SEPARATE WC 4'1 x 2'11





CONSERVATORY 12'3 x 10'9

PLAYROOM / STUDY 11'8 x 7'9





FIRST FLOOR LANDING

MASTER BEDROOM ONE 13'8 x 12'10

ENSUITE SHOWER ROOM 6'6 x 4'8





BEDROOM TWO 10'10 x 8'2

FAMILY BATHROOM 6'10 x 6'1



BEDROOM THREE 9'8 x 8'4

BEDROOM FOUR 8'3 x 8'2





EXTERIOR

Double width driveway to the front of the property with space for two cars and lawned garden with specimen tree. There is a super sleek and contemporary rear garden of a good size featuring an entertaining patio / seating area, lawn, shed and separate patio area with wooden gazebo enabling a charming shaded spot.

STORE 8'7 x 4'I

EPC RATING: C

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 **

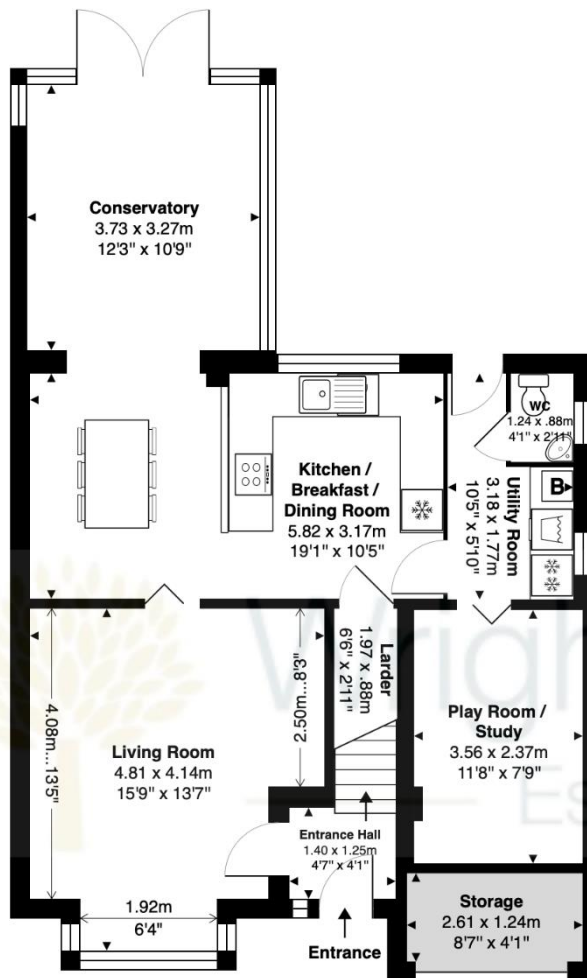
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.





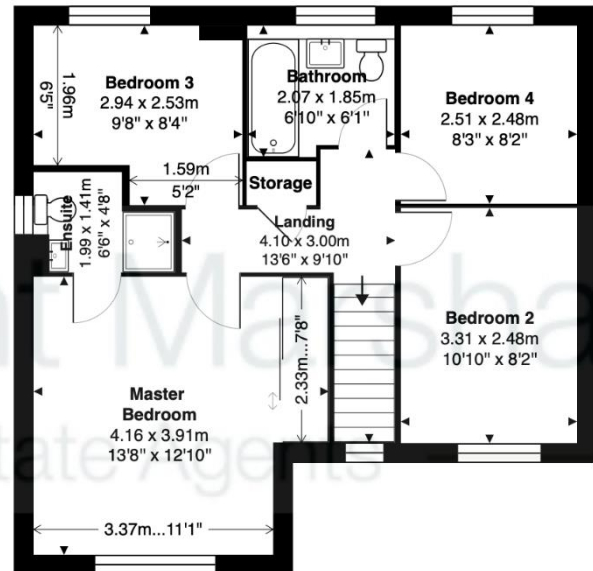


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Estate Agents



Ground Floor

Floor Area: 73.5 m² ... 791 ft²



First Floor

Floor Area: 50.2 m² ... 541 ft²

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Approximate Gross Internal Area: 123.7 m² ... 1331 ft² Includes Storage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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