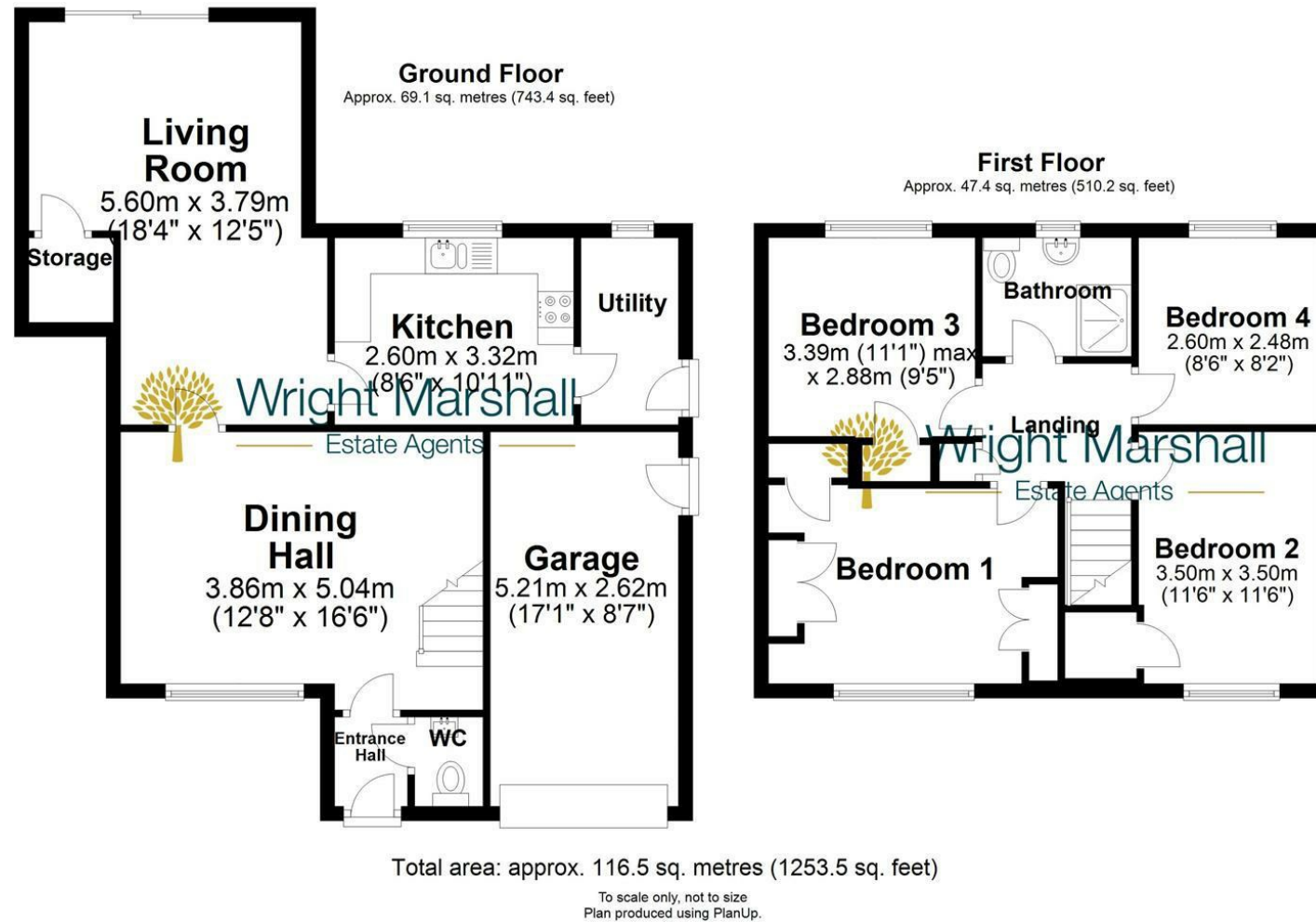




Wright Marshall
Estate Agents

5 SHANNON CLOSE, WILLASTON, NANTWICH
CW5 6QG

OFFERS OVER £325,000



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



56 High Street, Nantwich, Cheshire, CW5 5BB
T. 01270 625410 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

Located in a popular residential village location in a pleasant and established cul de sac, the superb four bed detached house provides well presented, extended & highly comfortable family friendly accommodation. Integral single garage with electric roller door & ample driveway. The pleasant excellent size rear lawned garden features a generous entertaining patio & planted borders. There is also a high quality Summerhouse (ideal home office) with electricity connection. The rear garden is not directly overlooks and certainly enables the full enjoyment of the space. UPVC Double Glazing (the present owner has replaced numerous rear elevation windows which now include a 'tilt & turn' feature). Gas Central Heating.

DESCRIPTION

Located in a popular residential village location in a pleasant and established cul de sac, the superb four bedroom detached house has been previously extended and provides well presented, highly comfortable & naturally light family friendly accommodation throughout. The impressive property briefly comprises: Entrance Hall, Cloaks/WC, Dining / Family Room, Living Room, Kitchen (new oven & integrated fridge installed), Utility Room.

First Floor landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, excellent contemporary Shower Room. Integral single garage with electric roller door, driveway to the front and lawned garden.

The pleasant excellent size rear lawned garden also features a generous entertaining patio, whilst a raised border provides both colour & interest. An additional shaped borders is stocked with shrubs & plants.

Centrally positioned is a high quality Summerhouse which would make an ideal home office space or simply a perfect spot to relax in (electricity connection). The rear garden is not directly overlooks and certainly enables the full enjoyment of the space.

UPVC Double Glazing (the present owner has replaced numerous rear elevation windows which now include a 'tilt & turn' feature). Gas Central Heating.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and continue at the mini roundabout. At the 'Churches mansion' roundabout take the first exit and at the next roundabout take the last exit onto Crewe Road and continue to the roundabout just after The Peacock Public House. Take the third exit onto Park Road, turn left into Murrayfield Drive and left again into Shannon Close where the property will be observed on the left hand side.

WILLASTON

onveniently 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.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

CLOAKS WC

SITTING / DINING ROOM

12'8 x 16'6 (3.86m x 5.03m)

LIVING ROOM

18'4 x 12'5 (5.59m x 3.78m)

KITCHEN

8'6 x 10'11 (2.59m x 3.33m)

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

13'11 x 9'3 (4.24m x 2.82m)

BEDROOM TWO

11'6 x 11'6 (3.51m x 3.51m)

BEDROOM THREE

11'1 max x 9'5 (3.38m max x 2.87m)

BEDROOM FOUR

8'6 x 8'2 (2.59m x 2.49m)

CONTEMPORARY SHOWER ROOM

INTEGRAL SINGLE GARAGE

17'1 x 8'7 (5.21m x 2.62m)

EXTERIOR

The property features a driveway to the front providing off road parking with lawn and gated access to the side. The rear garden is delightful and of a manageable size with a lawn, and excellent paved patio entertaining space. Deep, well stocked borders planted with various shrubs and plants. An established oak tree provides shade in the sunny weather allowing everyone to enjoy the garden in its entirety.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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:
E-mail: . 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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 , 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; , 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.