



75 CEMETERY ROAD | WESTON | CHESHIRE | CW2 5LJ | OFFERS OVER £260,000



Superbly positioned in a sought after village overlooking wonderful open fields enabling buyers to fully immerse themselves in a slice of 'country life'.

The impressive well maintained & substantially improved two bedroom semi detached true bungalow offers excellent comfortable accommodation filled with an abundance of natural light throughout whilst enjoying generous gardens, extensive off road parking & a detached single garage.

Much improved, the glorious interiors briefly comprises; Entrance Hall, Living Dining Room, Contemporary Kitchen, Bedroom One, Bedroom Two, & sleek modern Shower Room.

With easy maintenance lawned front garden with evergreen shrubs & prominent view of the fields beyond there is an extensive Tarmacadam driveway providing ample off road parking. There is also a detached single garage set back & a fully enclosed lawned rear garden with patio being perfect for the safety of children & pets.

Gas central heating & UPVC double glazing.

VIEWING IMPERATIVE TO FULLY APPRECIATE THE PROPERTY





DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road & continue to the village of Hough where you will pass the White Hart pub on your right hand side. Turn left (signed Basford) & turn left again continuing to the junction. Turn right onto Weston Lane and proceed. Turn right into Cemetery Road where the property will be observed on the right hand side.

LOCATION – WESTON

The South Cheshire village of Weston is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Nearby Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

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. 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 8'8 x 8'8





LIVING DINING ROOM 18'0 x 11'6





KITCHEN 13'0 x 6'7



BEDROOM TWO 12'6 x 9'1





SHOWER ROOM 7'0 x 5'5

BEDROOM ONE 12'6 x 9'2



EXTERIOR

With easy maintenance spacious lawned front garden with evergreen shrubs & prominent view of the fields beyond there is an extensive Tarmacadam driveway providing ample off road parking. There is also a detached single garage set back & a fully enclosed lawned rear garden with patio being perfect for the safety of children & pets, which also benefits from not being overlooked.

DETACHED SINGLE GARAGE 15'10 x 8'4

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

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



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.

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.

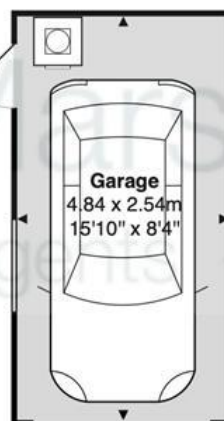
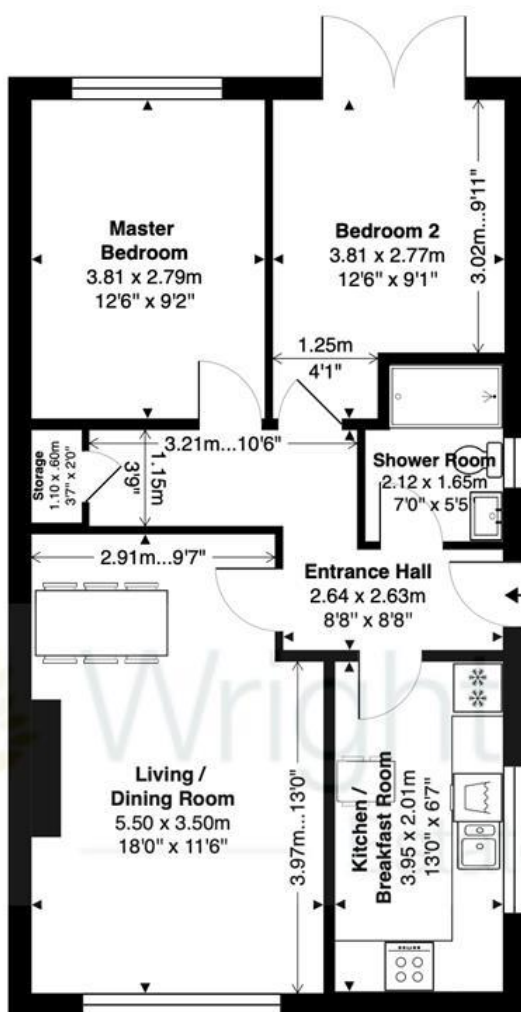








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Estate Agents



Main House

Floor Area: 60.4 m² ... 650 ft²

Garage

Floor Area: 12.3 m² ... 132 ft²

75 CEMETERY ROAD, WESTON, CREWE, CHESHIRE, CW2 5LJ

Approximate Gross Internal Area: 72.7 m² ... 782 ft² Includes Garage

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.

Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

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