



Wright Marshall
Estate Agents

18 ORCHARD STREET, WILLASTON, NANTWICH
CW5 6QW

OFFERS IN THE REGION OF £169,950



Total floor area 67.0 m² (721 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).



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.



rightmove

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

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

A charming two bedroom mid terrace house nestled in a small cul de sac within the popular established village of Willaston. The property has a spacious living dining room with chic rich coloured wood floor, pleasant modern kitchen and useful under stairs storage cupboard to the ground floor. The first floor features two bedrooms and modern bathroom. Externally there is an enclosed part lawned garden to the rear with timber shed & paved patio (ideal for summer time BBQ's etc). On road parking available within the cul de sac.

NO CHAIN - MOTIVATED SELLER

DESCRIPTION

NO CHAIN - MOTIVATED SELLER

A charming two bedroom mid terrace house nestled in a small cul de sac within the popular established village of Willaston.

The property has a spacious living dining room with chic rich coloured wood floor, pleasant modern kitchen and useful under stairs storage cupboard to the ground floor.

The first floor features two bedrooms and modern bathroom. Externally there is an enclosed part lawned garden to the rear with timber shed & paved patio (ideal for summer time BBQ's etc).

On road parking available within the cul de sac.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street, at Churches Mansion roundabout take the 2nd exit onto London Road. Proceed up to the traffic lights. Continue straight on and at the Cheerbrook roundabout take the 2nd turn into Cheerbrook Road. At the junction turn left into Wybunbury Road over the level crossing & continue into Wistaston Road. Turn left into Orchard Street where the property will be observed on the right hand side.

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. SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ

Tel: email the office: , email the head: Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

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;

LIVING DINING ROOM

23'4 x 11'11 (7.11m x 3.63m)

KITCHEN

11'0 x 7'6 (3.35m x 2.29m)

FIRST FLOOR LANDING

BEDROOM ONE

12'5 x 11'10 (3.78m x 3.61m)

BEDROOM TWO

11'0 x 7'5 (3.35m x 2.26m)

BATHROOM

10'4 x 5'10 (3.15m x 1.78m)

EXTERIOR

EPC RATING: C

COUNCIL TAX BAND: B

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: 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.