Wright Marshall
Estate Agents

15 OAKS CLOSE | ASTON | NANTWICH | CHESHIRE | CW5 8BJ | OFFERS OVER £399,995

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Standing in a wonderful position within an intimate modern development amidst a popular village location yet within easy access of Nantwich and having the benefit of schools catchments / bus pick ups.

The highly attractive, well appointed & spacious four bedroom, two bathroom detached house provides excellent modern day living and offers extremely versatile & 'easy' accommodation.
Briefly comprising; Entrance Hall, Cloaks WC, Living Room, Kitchen Diner, Utility.
First Floor Landing, Master Bedroom one with built in wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Integral single garage. Excellent Tarmacadam driveway with ample space for several vehicles.
Lawned front garden with tree and planting and timber gate to side providing access to the superb South facing rear garden. Predominantly laid to lawn with paved patio area & featuring various shrubs.

MUST BE VIEWED TO BE APPRECIATED

NEARBY WRENBURY VILLAGE

DIRECTIONS

Proceed out of Nantwich along Whitchurch Road (A530) through Sound & Broomhall. Upon entering the village of Aston. Upon reaching the crossroads turn left into Sheppenhall Lane and take the right turn into Oaks Close where the property will be observed on the left hand side.

ASTON & NEARBY WRENBURY VILLAGE

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House & is within easy travelling distance of Wrenbury which has its own Doctors Surgery, Railway Station, Post Office, General Store & a Primary School. There are Primary Schools at Wrenbury, Sound & Audlem, and Nantwich has Secondary & Primary Schools. Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council . The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line. The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

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

CLOAKS WC

LIVING ROOM

KITCHEN DINER

UTILITY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

FAMILY BATHROOM

BEDROOM THREE

BEDROOM FOUR

EXTERIOR

The property enjoys a well proportioned Tarmacadam driveway providing extensive off road parking.
Lawned frontage with shrubs & Cherry tree. Gate to side leading to the rear garden being SOUTH facing & enjoying an ample lawn with paved patio and again featuring shrubs and plants.

INTEGRAL SINGLE GARAGE

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES & CHARGES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). LPG 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.
Ground rent: £430 per annum. Current / service charge: £260 per annum (reviewed in December). The managing agents are 'RMG'.

TENURE

Leasehold with vacant possession upon completion (Subject to Contract). Term of lease: 1.1.2013 - 1.1.2263 (250 year term).
(The freehold is owned by 'Aviva Investors Ground Rent GP Ltd & Aviva Investors Ground Rent Holdco Ltd).

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

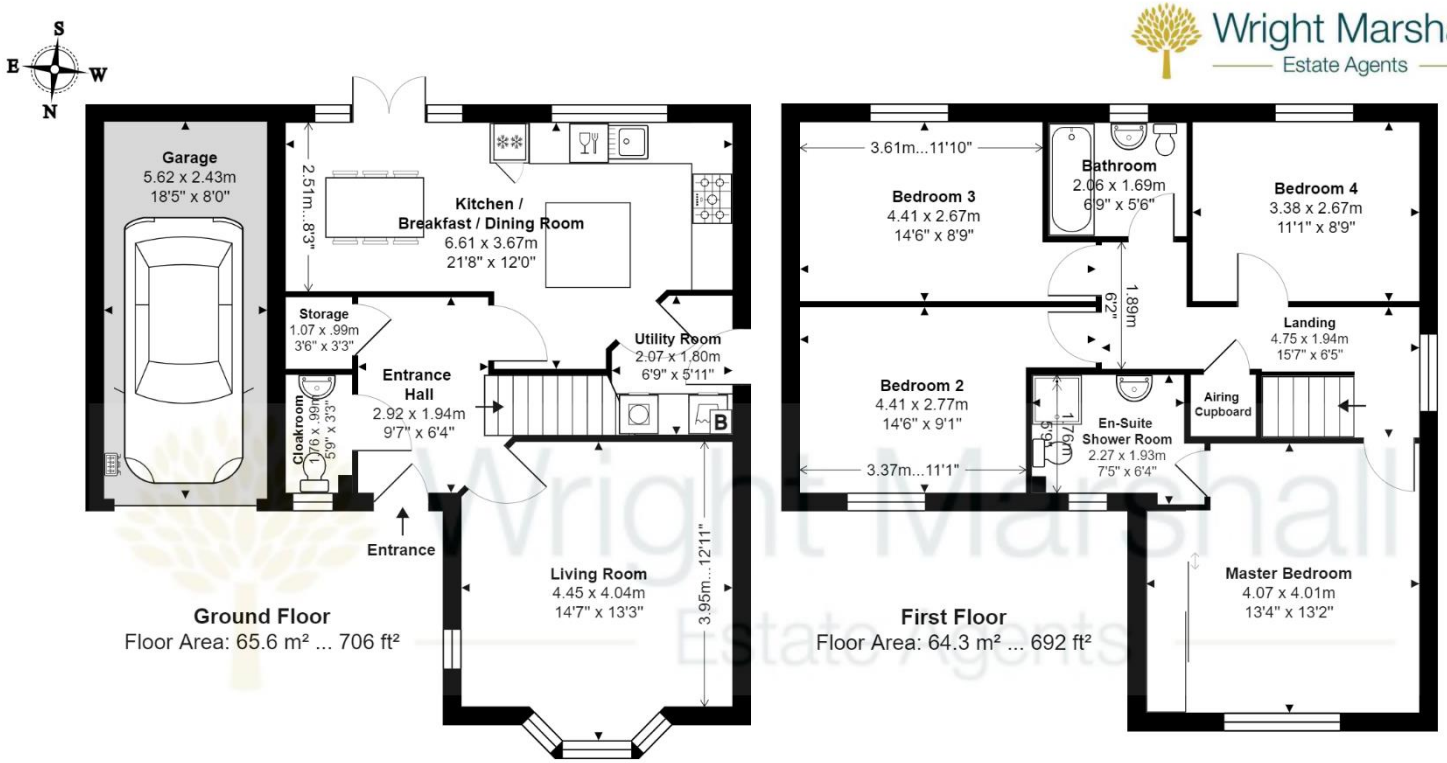
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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. Your home may be repossessed if you do not keep up repayments on your mortgage.



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Approximate Gross Internal Area: 129.9 m² ... 1398 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.
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