



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.

NO CHAIN

Nestled in the charming village of Wybunbury this outstanding contemporary three bed, two bath semi-detached house offers a perfect blend of comfort and modern living. Ideal for families & professionals etc the outstanding kitchen dining family room is the perfect family friendly sociable space with direct garden access. Situated in a peaceful neighbourhood, local amenities including village primary school & shop and excellent transport links are within easy reach. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Driveway & pleasant gardens (the rear garden is not overlooked & enjoys views over adjoining fields)

DESCRIPTION

Nestled in the charming village of Wybunbury, Nantwich, this delightful semi-detached house on Tower View Close offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in.

The house boasts two bathrooms, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living.

Situated in a peaceful neighbourhood, this home benefits from the tranquillity of village life while still being within easy reach of local amenities and transport links. Wybunbury is known for its picturesque surroundings and community spirit, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a friendly and welcoming area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

NO CHAIN

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street & continue ahead at the mini roundabout. Take the last exit at the 'Churches Mansion' roundabout onto London Road and proceed over the level crossing. At the traffic lights turn right, continuing onto the A51, and at the next set of traffic lights turn left. Take the left turn onto Wybunbury Lane, follow to the end and turn right onto Main Road, Wybunbury. Continue through the village & just after the small bridge turn right into Tower View Close. The property will be observed at the far end on the right hand side.

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network.

Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk

NANTWICH

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:-

LIVING ROOM

CLOAKS WC

KITCHEN DINING FAMILY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

EXTERIOR

Lawned frontage with paved pathway to the front door. Driveway to the side with ample off road parking & timber side gate opening to the rear garden.

The rear garden is of an excellent size with lawn, spacious paved patio & raised height planted border to the rear with hedge adjoining open fields.

There is also a useful shed / store.

EPC RATING: B

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, drainage & electricity 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. 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.