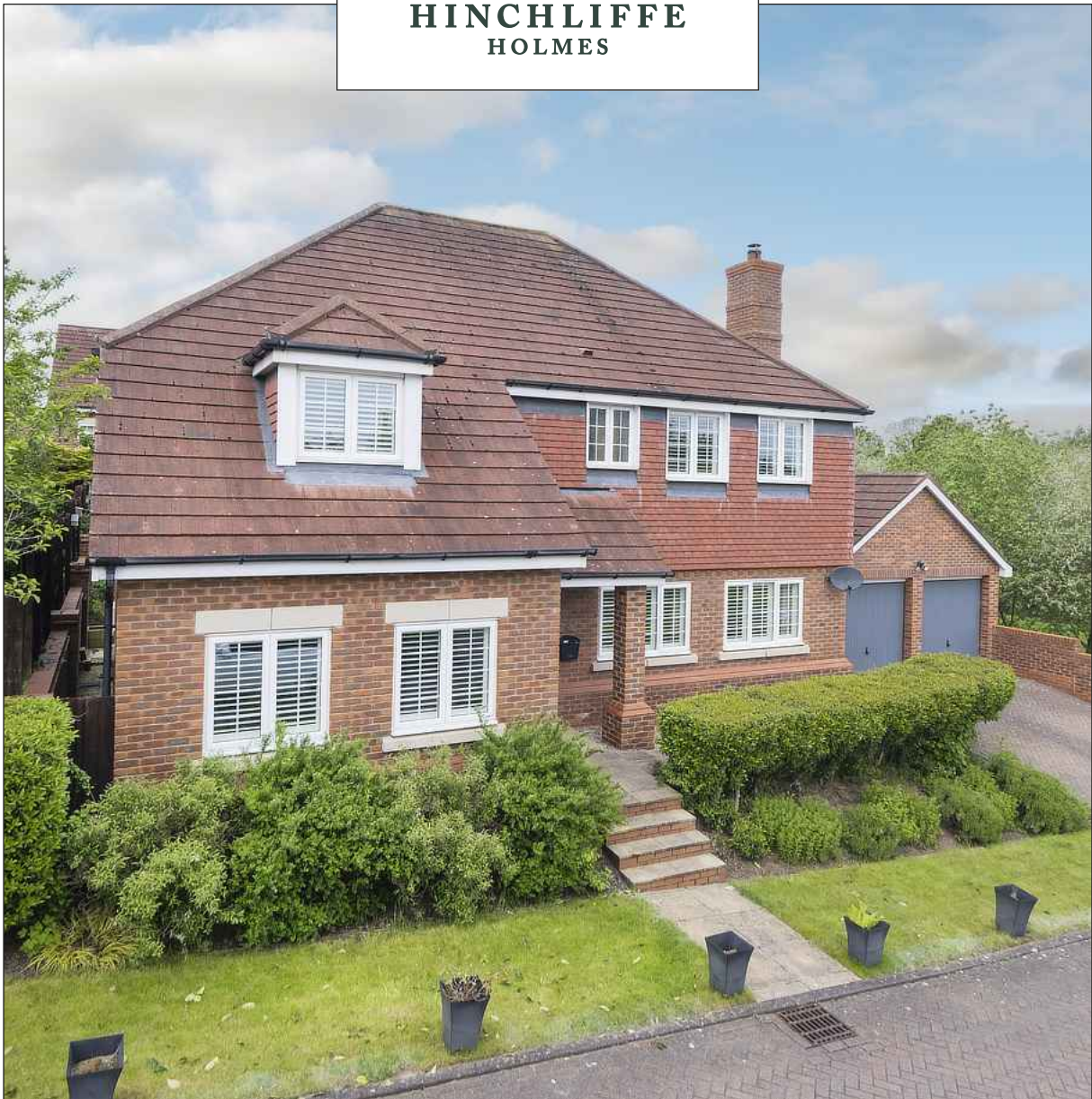


7 ST. AUGUSTINES DRIVE

Weston | CW2 5FE



HINCHLIFFE
HOLMES



Situated in a popular sought-after location and positioned at the head of a quiet executive development overlooking tranquil parkland, a beautifully presented and updated detached family home with superb flexible accommodation throughout. South-west facing landscaped private gardens, driveway providing off-road parking and detached double garage.



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Situated in a popular sought-after location and positioned at the head of a quiet executive development overlooking tranquil parkland, a beautifully presented and updated detached family home with superb flexible accommodation throughout. South-west facing landscaped private gardens, driveway providing off-road parking and detached double garage.

The property overlooks tranquil parkland and is located in Weston, just 6 miles from the Historic Market town of Nantwich and offers a range of local amenities including public houses, Post Office and local shops. Nearby is the renowned Wychwood Park where you will find a PGA standard golf course and De Vere Hotel.

Nantwich is a charming market town set beside the River Weaver with a rich

history, and a wide range of speciality shops, four supermarkets, cafes, bars and restaurants. 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 1 hour 30 minutes.

GROUND FLOOR

Entrance Hall
Lounge
Sitting Room
Study
Dining Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two - En-suite
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

OUTSIDE

Detached Double Garage
Parking
Gardens















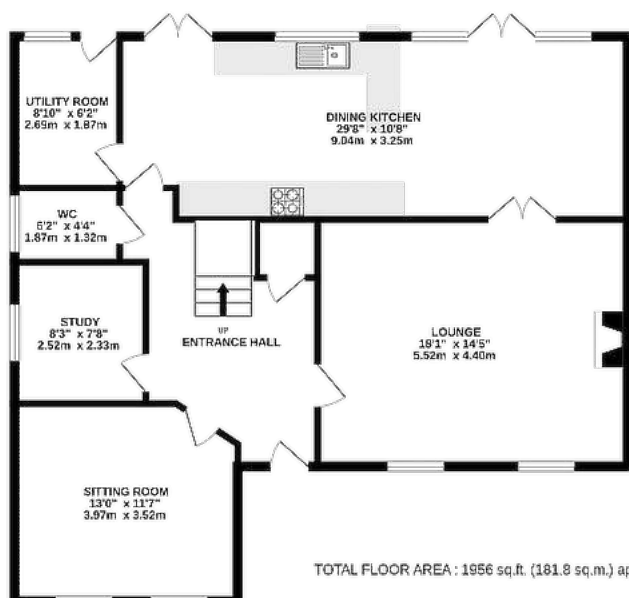




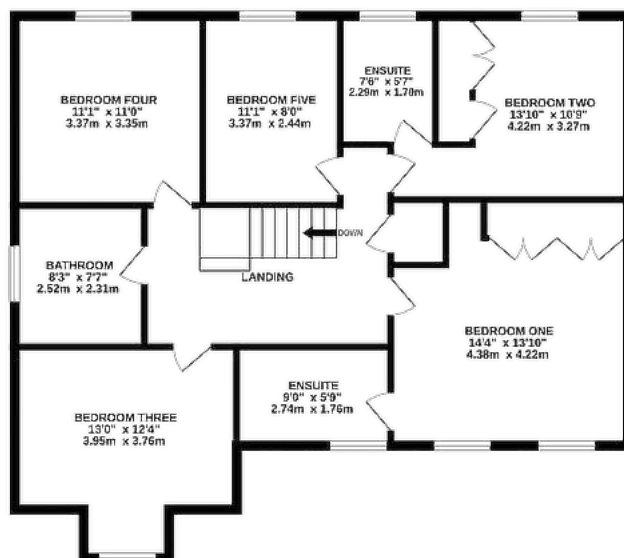




GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band G.

POSSESSION

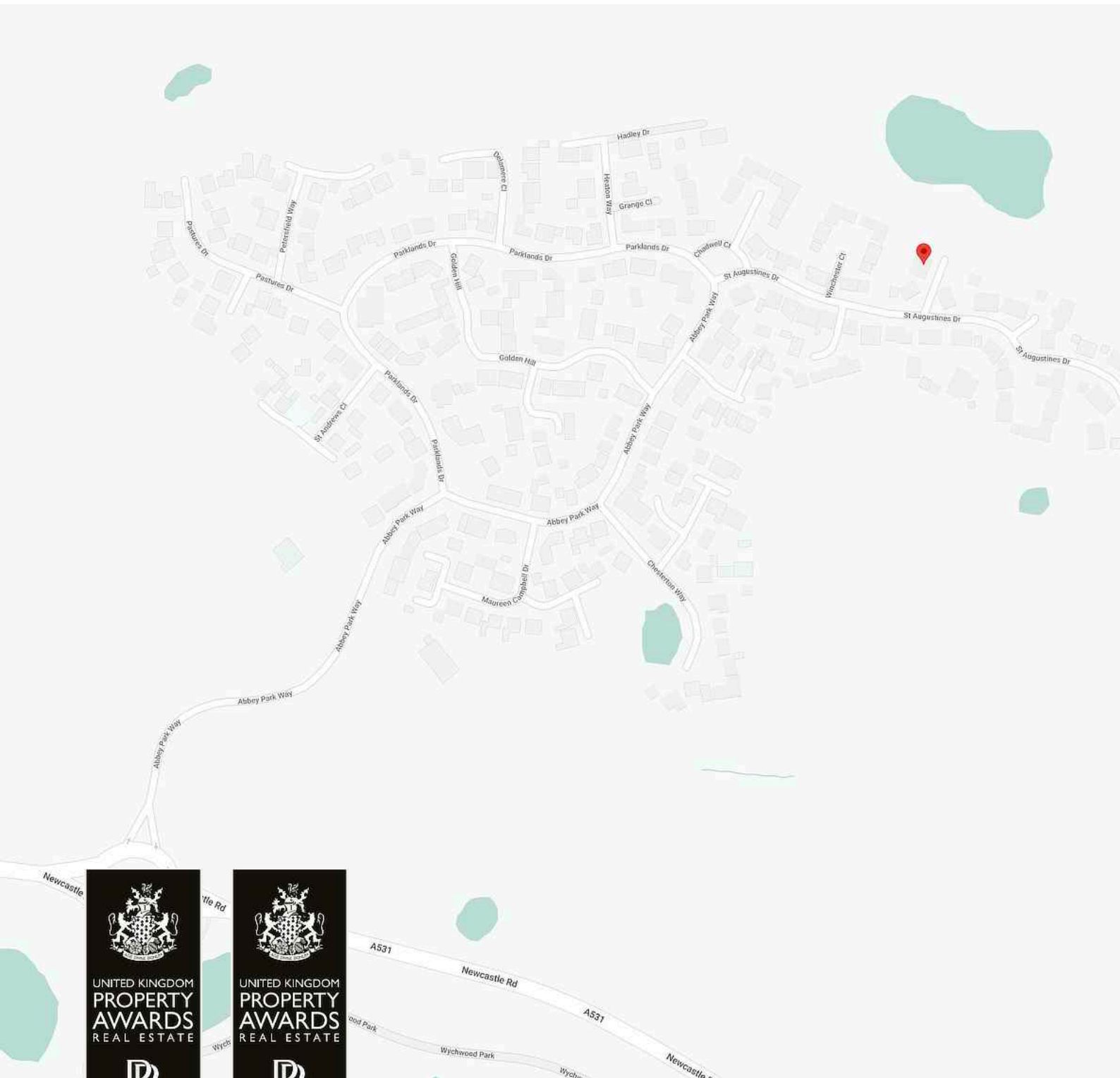
Vacant possession upon completion.



VIEWING



Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, 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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




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 & NORTH WEST**
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 MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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