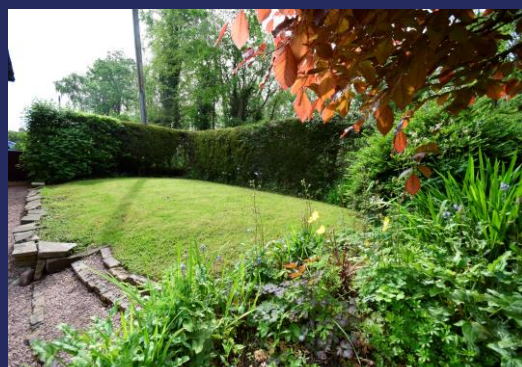




Helping *you* move



## The Heathers, Sandy Lane, Aston, CW5 8DG

Offers in the Region of  
**£265,000**

The Heathers is a quirky, well maintained three bedroom detached bungalow situated down a quiet lane and conveniently located within a short drive of the historic and bustling market town of Nantwich. NO UPWARD CHAIN.

# The Heathers, Sandy Lane, Aston, CW5 8DG

## Overview

- Charming Detached Bungalow
- Three Bedrooms
- Village Location
- Rural Village Location
- Situated down a country lane
- Lounge with feature fireplace
- Kitchen
- Bathroom
- Attractive Gardens
- Driveway Parking
- EPC E
- Council Tax Band C



## Brief Description

Situated down a country lane, The Heathers is a quirky three bedroom detached bungalow conveniently located within a short drive of the historic and bustling market town of Nantwich. This unique home was formerly the local telephone exchange and was converted in the 1980s to transform it into a charming, well maintained home and although at first impression it appears relatively modern, once you are inside it has a wonderful cottage feel about it. The accommodation includes a light and airy Entrance Hall, attractive Lounge having feature brick fireplace with the potential to add a log burner if desired, perfect for cosy nights in front of the fire. The good size Kitchen has a large window to the front with a pleasing outlook over the pretty surroundings and if you enjoy country living there is also a space for an Aga or Range cooker. There are Three Bedrooms incorporating two doubles and a single and there is also a Family Bathroom with modern suite. If you are looking for more open-plan modern living, there is also the possibility to create larger Kitchen/Diner by incorporating the third bedroom, subject to the necessary local authority consent. Outside, the property is approached over a gravel driveway adjoined by mature gardens and there is also a small garden to the rear with gravel and lawned areas.

## Location

Situated in the village of Aston which has a farm shop and cafe and being some 4 miles south of Nantwich and 7 miles north of Whitchurch. Both Nantwich and Whitchurch have a choice of shopping facilities, schools and recreational facilities and are both on the direct train line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury is about 1.5 miles which offers railway station, primary school, village shop, public houses, and doctor's surgery as well as the popular No.18 The Park coffee shop which is the perfect place to sit back and relax or meet up with friends. The larger centres of Chester, Shrewsbury, Crewe, Wrexham are between 10 to 27 miles approximately.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013. Council Tax Band C

#### SERVICES

We are advised that mains electricity, water and drainage are available. The central heating is LPG. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

Travel from Whitchurch on the A525 towards Nantwich, at the cross roads in Aston turn left into Wrenbury Road, continue on then turn right into Sandy Lane (just before H J Lea Oakes mill). The Heathers can be found after a short distance on the left hand side.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

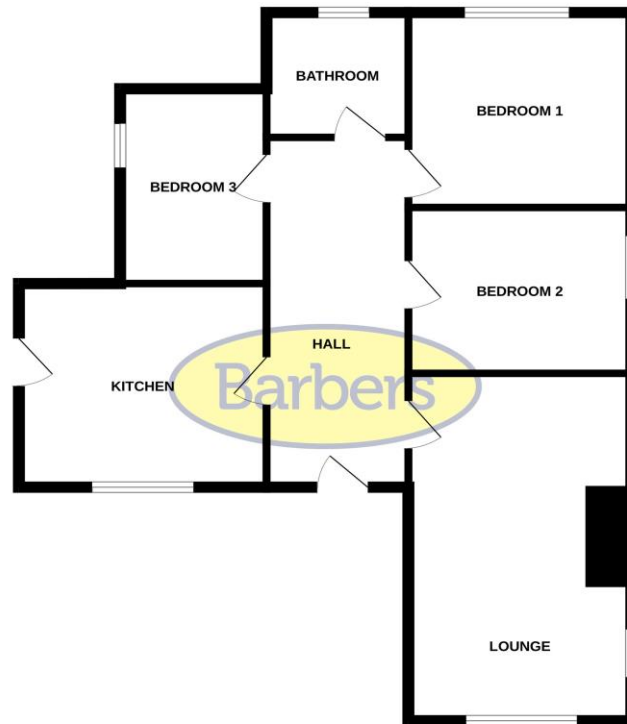
For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH35658 100524080724

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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.  
Made with Metropix ©2024

**LOUNGE/DINING ROOM**  
18' 3 " x 10' 5" (5.56m x 3.18m)

**KITCHEN**  
12' 2" x 10' 3" (3.71m x 3.12m)

**BEDROOM ONE**  
11' 5" x 10' 2" (3.48m x 3.1m)

**BEDROOM TWO**  
10' 2" x 8' 9" (3.1m x 2.67m)

**BEDROOM THREE**  
10' 0" x 7' 3" (3.05m x 2.21m)

**BATHROOM**  
6' x 6" (1.83m x 1.83m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.