



| BACK LANE | WALGHERTON | CHESHIRE | CW5 7NQ | OFFERS OVER £230,000





Delightfully nestled in a most pleasant position on the outskirts of pretty Wybunbury village, the utterly charming two double bedroom semi detached cottage offers deceptively spacious & comfortable interiors. The gem of a property encapsulates the best of pretty country charm with space & a wonderful open view to the rear from the garden & first floor bedroom two window which is a real bonus.

The accommodation briefly comprises; Entrance Porch, Living Room, Dining Room, Kitchen, Rear Hall, Utility/Store, Bathroom. First Floor Landing, Bedroom One, Bedroom Two.

Gravelled driveway to the front of the property providing ample off road parking & established hedging. Timber fencing & pedestrian gate to the rear with timber shed & terraced gravelled levels providing ease of maintenance. The views are also wonderful particularly from the side door & steps across to both the rear open outlook & towards the Church tower in the heard of Wybunbury village.

Gas fired C.H & UPVC double glazing throughout.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed. Turn right signed Wybunbury & turn left onto Wybunbury Lane. At the junction turn right & continue into the village past the Church tower and The Swan public house. Proceed up the hill where the property will be observed on the left hand side just beyond the turn left for Back Lane.

#### WYBUNBURY VILLAGE

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](mailto:wybunburypreschool@hotmail.co.uk)

#### 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 PORCH

LIVING ROOM (12'2 x 11'10)







DINING ROOM (11'10 x 8'10)

KITCHEN (10'10 x 8'2)







REAR HALL

BATHROOM (8'7 x 6'7)

UTILITY / STORE







FIRST FLOOR LANDING

BEDROOM TWO (REAR) (11'10" x 8'10")

BEDROOM ONE (FRONT) (11'10" x 11'10")







VIEW TO REAR FROM BEDROOM TWO



#### EXTERIOR

Gravelled driveway to the front of the property providing ample off road parking & established hedging. Timber fencing & pedestrian gate to the rear with timber shed & terraced gravelled levels providing ease of maintenance. The views are also wonderful particularly from the side door & steps across to both the rear open outlook & towards the Church tower in the heard of Wybunbury village.

EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas fired 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: 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](mailto: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.





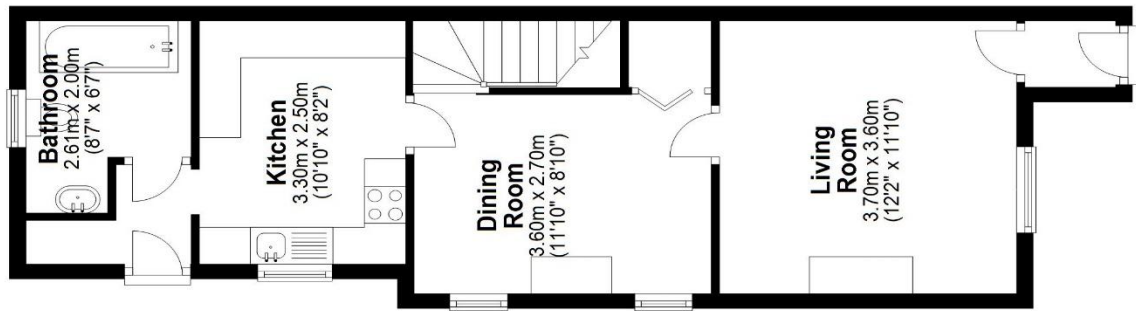






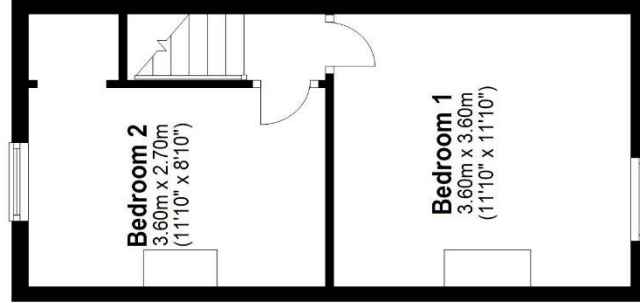
### Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



### First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.3 sq. feet)  
**1 Back Lane**