



18 BEECH TREE CLOSE | WILLASTON | NEAR NANTWICH | CHESHIRE | CW5 6PR | GUIDE PRICE £375,000



Standing in a wonderful cul de sac position within the popular & well established village of Willaston enjoying schools & local facilities and Nantwich town centre is a short distance away together with excellent transport links (road & rail networks) which makes the property an ideal choice for a wide range of purchasers.

The wonderfully appointed four bedroom, two bathroom semi detached house has been superbly extended, reconfigured & maintained to provide a wonderfully spacious and comfortable family size home whilst the versatile accommodation would work in many different ways for a variety of purchasers.

The excellent naturally light & spacious property briefly comprises; Entrance Vestibule, Spacious Lounge Dining Room, Immaculately contemporary styled Breakfast Kitchen, Utility Room, Cloaks WC, Living Room with outstanding views of the rear garden.

First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom.

Attractive & generous driveway to the front of the property provides superb off road parking space. Integral garage store (12'6 x 7'10). Secure gated side access to the rear garden. Extremely generous & richly planted with swathes of deep borders & specimen trees, the garden is a wonderful family friendly space affording an excellent degree of privacy. There are various areas of interest with a spacious & sunny terraced entertaining & seating patio leading down to the lawned garden itself. Discreetly nestled to the rear is an excellent store & separate workshop which offers potential home office space.

UPVC D.G Throughout & Gas C.H.

Close to Excellent Schools, Road, Rail Links & Nantwich Town Centre

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From the Agents Nantwich office on High Street, proceed along Hospital Street to the 2nd roundabout by Church's Mansion. Turn left & immediately right at the next roundabout into Crewe Road. Continue along, past The Peacock Public House & take the 3rd exit onto Park Road. Turn right into Beech Tree Close where the property will be observed on the left hand side.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

SCHOOLS:

Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ
 Tel: 01270 661528 email the office: admin@willastonacademy.co.uk,
 email the head: head@willastonacademy.co.uk

Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

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 VESTIBULE

LOUNGE DINING ROOM (21'8 x 10'6)





BREAKFAST KITCHEN (14'5 max x 9'10)

UTILITY ROOM

CLOAKS WC





LIVING ROOM (20'4 x 12'2)



FIRST FLOOR LANDING





MASTER BEDROOM ONE (20'4 x 12'2)

ENSUITE SHOWER ROOM





BEDROOM TWO (10'6 x 10'2)

BEDROOM THREE (11'2 x 8'2)

BEDROOM FOUR (8'6 x 7'3)

FAMILY BATHROOM (7'10 x 7'3)





EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage are connected (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!



INTEGRAL GARAGE / STORE(12'6 X 7'10)

EXTERIOR

Attractive & generous driveway to the front of the property provides superb off road parking space. Secure gated side access to the rear garden. Extremely generous & richly planted with swathes of deep borders & specimen trees, the garden is a wonderful family friendly space affording an excellent degree of privacy. There are various areas of interest with a spacious & sunny terraced entertaining & seating patio leading down to the lawned garden itself. Discreetly nestled to the rear is an excellent store & separate workshop which offers potential home office space.

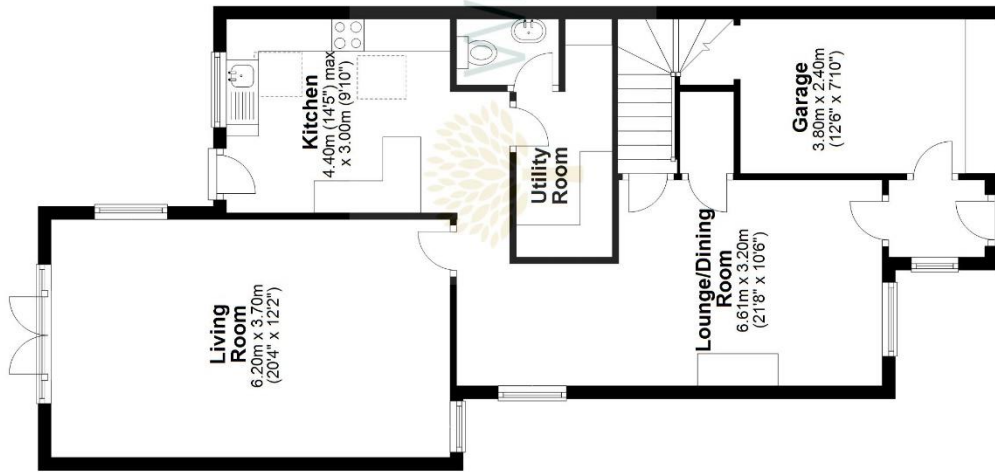
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



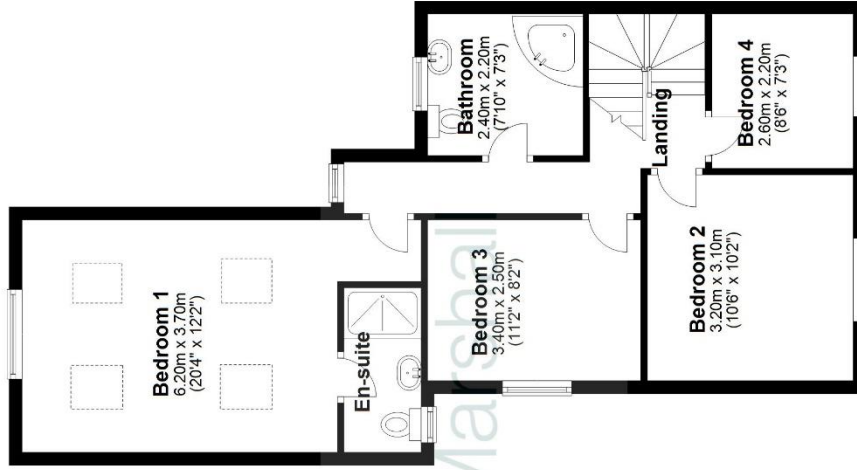
Ground Floor

Approx. 77.5 sq. metres (834.5 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

18 Beech Tree