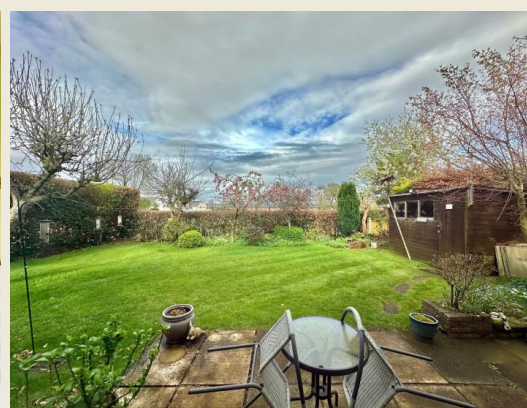




'MORETON CROFT' | SHEPPENHALL LANE | ASTON | NANTWICH | CHESHIRE | CW5 8DE | OIRO £350,000



Standing in a wonderful position within a pretty & popular rural village the excellent well maintained and deceptively spacious three bedroom, two bathroom 'chalet style' detached house adjoins the village cricket ground to the rear making the outlook particularly enviable. The flexible accommodation enables buyers to use the property as a house or indeed bungalow and with a potential annex provides even further versatility.

The accommodation briefly comprises; Entrance Hall, modern Breakfast Kitchen, Spacious Living Dining Room, Modern Shower Room, Bedroom Three / Formal Dining Room.
First Floor Landing, Bedroom One with delightful rear outlook, Shower Room, Bedroom Two with pleasant aspect. Side Hall, Utility Room (potential Office / Leisure Room / Annex) with separate access to front.

Extensive driveway to the front providing superb off road parking provision.
Established Beech hedging. Lawn with specimen planting. Side access to the enchanting lawned rear garden with patio & charming planting adjoining the cricket ground. Timber shed.

UPVC D.G. Throughout.

NO CHAIN

VIEWING IS HIGHLY RECOMMENDED





NEARBY WRENBURY VILLAGE

DIRECTIONS

Proceed out of Nantwich along Whitchurch Road (A530) through Sound & Broomhall. Upon entering the village of Aston. Upon reaching the crossroads turn left into Sheppenhall Lane where the property will be observed on the left hand side.

ASTON

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House & is within easy travelling distance of Wrenbury which has its own Doctors Surgery, Railway Station, Post Office, General Store & a Primary School. There are Primary Schools at Wrenbury, Sound & Audlem, and Nantwich has Secondary & Primary Schools. Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council 01270 619224. NOTE (1): The 'Good Pub Guide 2015' lists the Bhurtpore Public House in Aston as one of Britain's Top Ten Pubs for beer and also Top Ten Pubs for whiskey. Tel 01270 780917. NOTE (2): The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line.

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 1 hr 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 HALL





BREAKFAST KITCHEN (13'9 x 9'10)





LIVING DINING ROOM (10'10 x 21'4)





MODERN SHOWER ROOM

BEDROOM THREE / FORMAL DINING ROOM (9'10 x 11'2)





FIRST FLOOR LANDING

BEDROOM ONE (10'11 x 10'6)





BEDROOM TWO (12'2 max x 10'6)



SHOWER ROOM

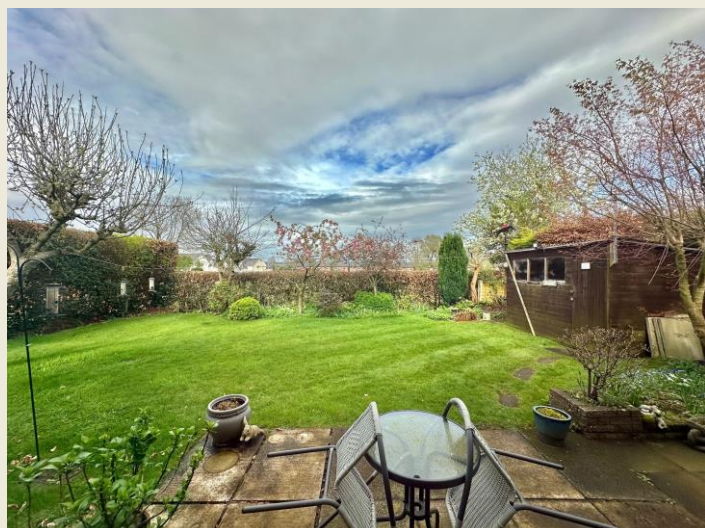




SIDE HALL

UTILITY ROOM (POTENTIAL OFFICE / LEISURE ROOM / ANNEX)
(16'2 x 8'1)





EXTERIOR

The property enjoys pleasant gardens to the front, side & rear predominantly laid to lawn there are beautifully stocked planted borders & specimen trees which the outlook to the rear offers a highly attractive backdrop with the aspect over the village cricket ground. There is much privacy to be enjoyed from the rear garden. Extensive parking is to be found at the front of the property with wonderful off road parking provision for several vehicles (potential space for motorhome, caravan etc).

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Oil 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

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, 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.



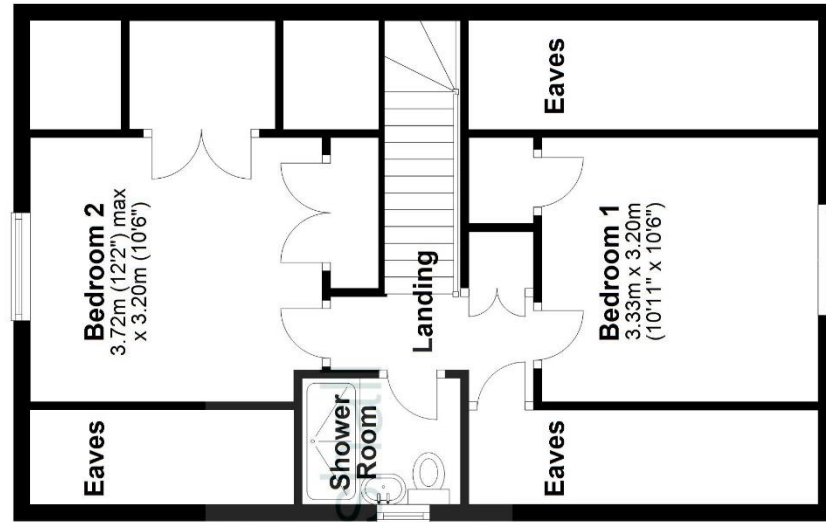
Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



Total area: approx. 133.6 sq. metres (1437.8 sq. feet)

Moreton Croft