



323 CREWE ROAD | NANTWICH | CHESHIRE | CW5 6NP | OFFERS OVER £300,000





A charming period three/four bedroom period semi-detached house located in the sought-after village of Willaston. This property boasts a delightful view over a field to the rear, offering a highly pleasant and convenient setting. With two bathrooms, this house provides convenience and comfort for you and your family. The property's layout allows for flexible use of space, making it suitable for various needs.

This house presents a fantastic opportunity for those looking to add their personal touch. With the potential for sympathetic enhancement, you can truly make this property your own while preserving its period charm.

Located in a popular village, this home offers a perfect blend of scope, space & and community whilst schools, local facilities & excellent transport links are all within easy reach.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**

**NO CHAIN**







#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be located on the left hand side beyond the left turn for Colleys Lane.

#### 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.

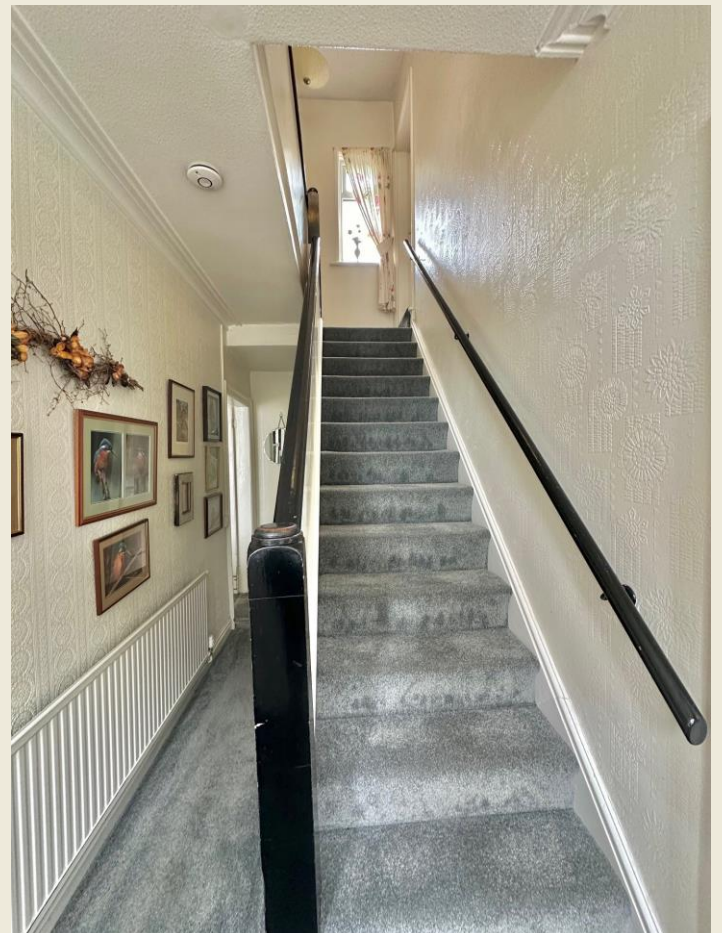
#### NANTWICH TOWN

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 HALL







LIVING ROOM



DINING ROOM







BREAKFAST KITCHEN



BEDROOM FOUR / LEISURE ROOM

SHOWER ROOM







FIRST FLOOR LANDING

SHOWER ROOM







BEDROOM ONE



BEDROOM TWO



BEDROOM THREE







#### EXTERIOR

The property features a low maintenance frontage. Driveway to side (shared by No 321 & 323 plus the owner of the field to the rear). Gated access to parking area to the rear & side enclosed walled garden with small gate. Garage / outbuilding to the rear with scope to rebuild / replace etc & lawned garden further beyond adjoining the open field.

EPC RATING: D

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas 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](mailto: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 \*\*

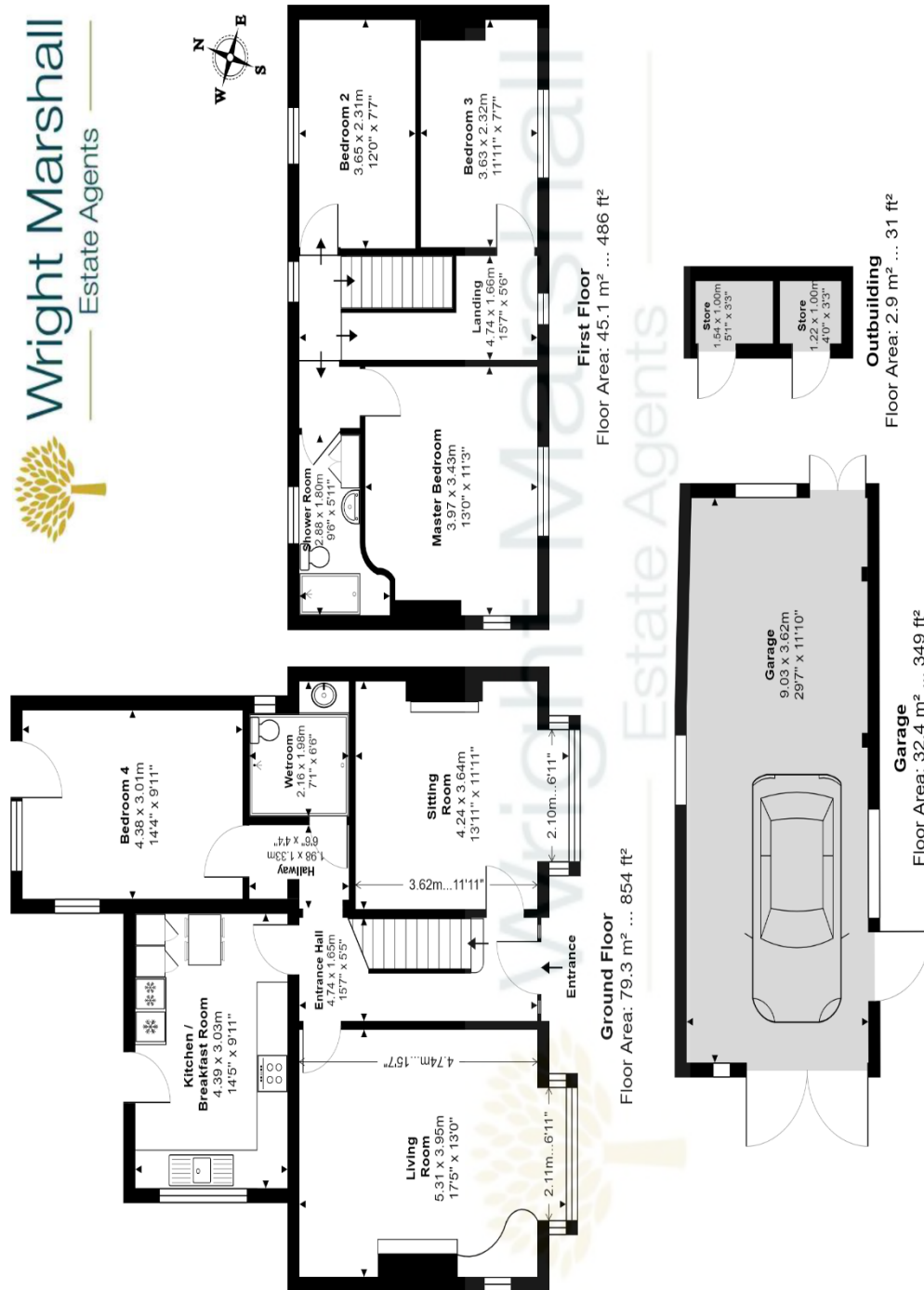
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.











### 323 CREWE ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6NP

Approximate Gross Internal Area: 159.8 m<sup>2</sup> ... 1720 ft<sup>2</sup> Includes Garage & Outbuilding

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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