



90 WISTASTON ROAD | WILLASTON | NANTWICH | CHESHIRE | CW2 6QU | OIRO £195,000



An extremely chic, elegant & stylish mid terrace cottage of immense appeal an character nestled within the ever popular village of Willaston.

The surprisingly spacious accommodation has been lovingly created by the present owner with a keen eye for detail in the serene colours used throughout the decoration.

With a hint of 'Neptune' throughout the curated scheme, the fine property would suit buyers who yearn for an intimate home with good reception rooms, spacious principal bedroom the ease of a contemporary shower room & who wish to enjoy a large rear garden.

The charming property briefly comprises; Low brick wall to gravelled frontage & brick paved pathway to the highly attractive heritage coloured entrance door. Living Room with stunning fireplace & window shutters, Dining Room with under stairs store, bespoke Kitchen with integrated hob & oven. First Floor Landing, spacious Bedroom One with built in wardrobe / cupboard, Bedroom Two, stunning contemporary Shower Room with built in utility cupboard with plumbing.

The rear of the property boasts a yard with store & gate to the residents access (maintenance / bins etc).

Beyond is a wonderful surprisingly large lawned rear garden with both mature hedging & recently fitted fencing. There is much scope for buyers to cultivate the space, create a seating / entertaining area, vegetable plot, home office / summer house etc.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and proceed ahead to the roundabout. At the 'Churches Mansion' roundabout, take the first exit and at the next take the third exit onto Crewe Road. Continue along Crewe Road, passing the Peacock Pub/Hotel and continue to the traffic lights just beyond the turn for Colleys Lane. Turn right into Coppice Road & at the junction with Wistaston Road turn left. The property will be observed on the right 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.

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.







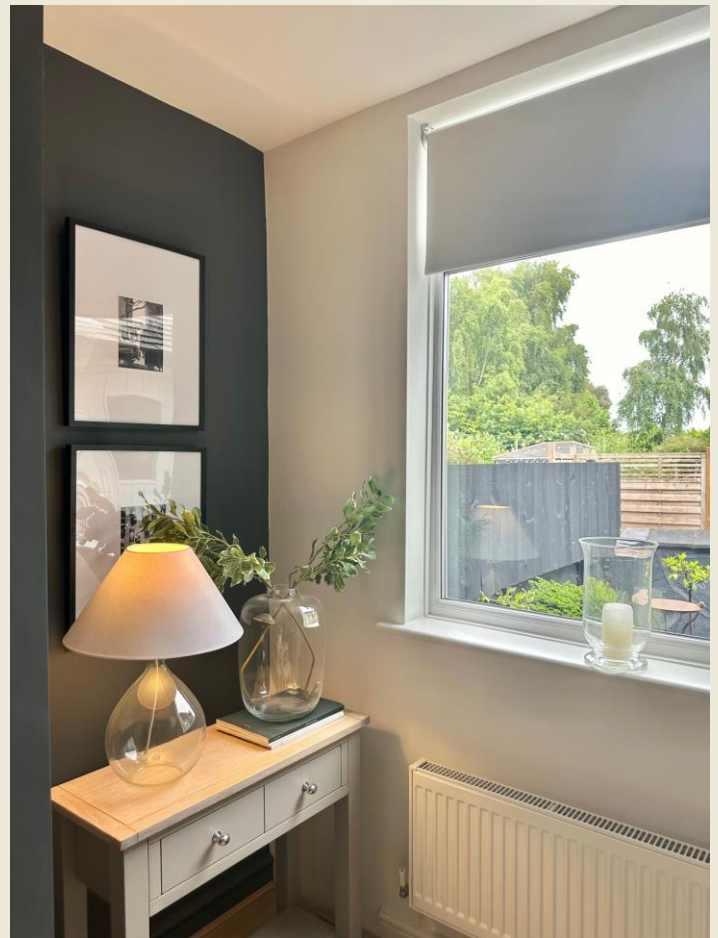
THE ACCOMMODATION:-

LIVING ROOM





DINING ROOM





KITCHEN





FIRST FLOOR LANDING



BEDROOM TWO



BEDROOM ONE





SHOWER ROOM



EXTERIOR

The property features a low maintenance frontage with low brick wall. The rear yard has gated access & residents bin access etc), with further spacious lawned garden beyond with hedging, recently fitted fencing & in all offering a wonderful place to relax, entertain & further cultivate the space if required.

EPC RATING: E

COUNCIL TAX BAND: B



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.

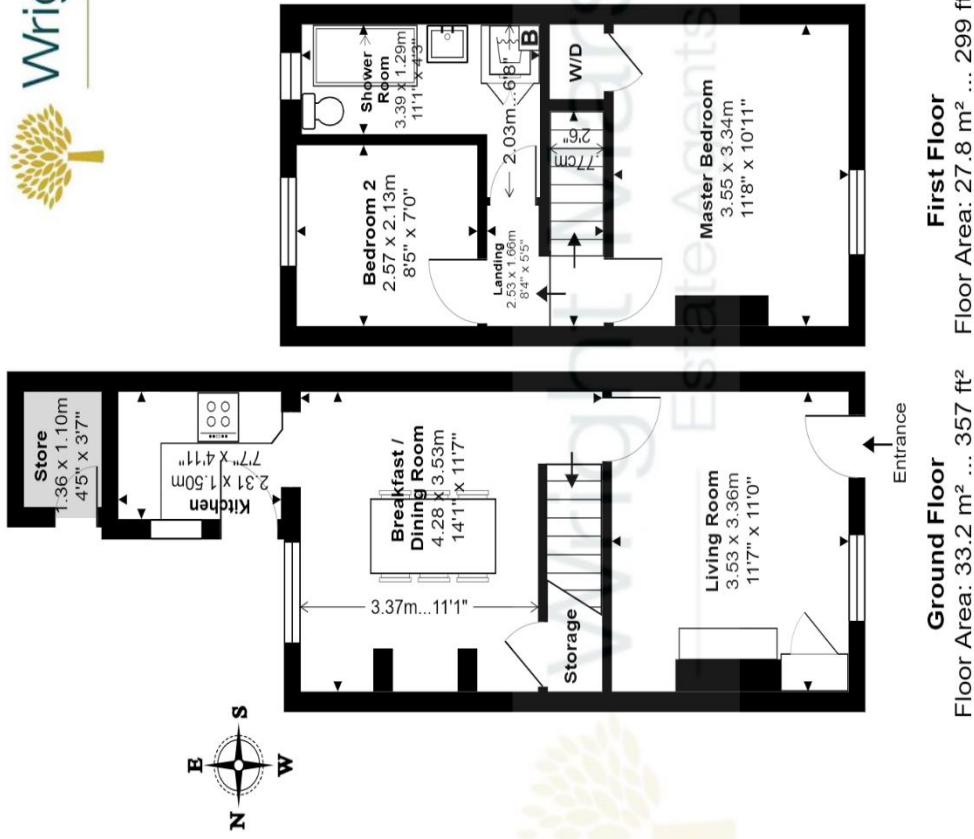
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** 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.





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Approximate Gross Internal Area: 61.0 m² ... 656 ft² Includes Store

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. Floor plan produced by Leon Sanceuse from Green House EPC Ltd 2024. Copyright.