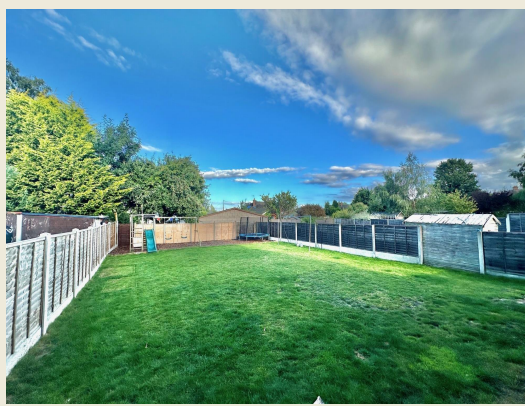




8 CIRCLE AVENUE | WILLASTON | NANTWICH | CHESHIRE | CW5 7HX | OIRO £220,000



An excellent opportunity to acquire a mature three bedroom semi detached house with superb potential to extend the existing accommodation subject to necessary consents.

Standing in a particularly pleasant and established cul-de-sac overlooking a green area, in the popular village of Willaston.

Briefly comprising; Entrance Hall, Living Room, Dining Room, Fitted Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, recently renovated Bathroom. Driveway & gardens.

Boasting an unusually large lawned rear garden & space for off road parking.

UPVC D.G. & Gas C.H. (Majority re wire).

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and proceed ahead at the mini roundabout. Turn left at the Churches Mansion roundabout and at the next roundabout turn right onto Crewe Road. Pass The Peacock Public House and at the roundabout take the third exit onto Park Road. Turn right over the level crossing and turn left into Eastern Road. Turn right into Circle Avenue and the property will be observed on the left hand side.

#### WLLASTON

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](mailto:admin@willastonacademy.co.uk),  
 email the head: [head@willastonacademy.co.uk](mailto: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 HALL (10'1 x 10'1)**

Ceiling light point, radiator, uPVC double glazed entrance door with panel glazing. Stairs rising to the first floor with open storage space beneath.

**DINING ROOM (RECEPTION ONE) (10'1 x 12)**

**LIVING ROOM (RECEPTION TWO) (11'2 x 12)**





#### KITCHEN (11'2 x 10'1)

Wall, base & drawer units with roll top laminate work surface, uPVC double glazed window to the side, part tiled walls, inset stainless steel single drainer sink unit & mixer tap, radiator. 'Bush' 4 burner gas hob with extractor over, eye level electric oven & grill. Space & plumbing for slimline dishwasher and washing machine. Door to the Garden Store. Built in pantry with ceiling light point, shelving & window to the side.

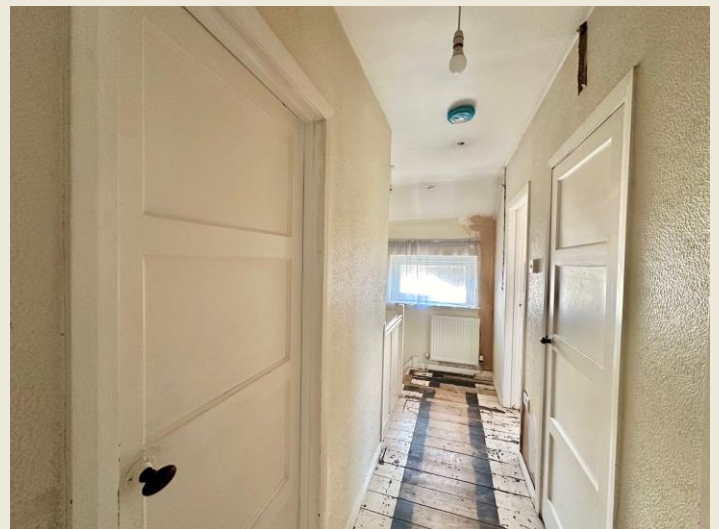
#### REAR ENTRANCE

#### STORAGE ROOM

#### WC

#### FIRST FLOOR LANDING

Ceiling light point, loft access, airing cupboard & uPVC double glazed window to the front.





#### BATHROOM (6'6 x 6'7)

Remodelled by the present owner to provide a comfortable & modern bathroom. Panel bath with shower & screen over, ladder towel rail/radiator, concealed cistern WC & under mounted wash hand basin. UPVC Double glazed window, pat tiled walls & attractive floor.



#### BEDROOM THREE (7'5 x 10'1)

Ceiling light point, radiator, uPVC double glazed window to the side.





**BEDROOM ONE (11'2 x 12)**

Ceiling light point, radiator, uPVC double glazed window to the rear, original fireplace.

**BEDROOM TWO (10'1 x 12)**

Ceiling light point, radiator, uPVC double glazed window too front with pleasant outlook.



**EXTERIOR**

Lawned garden with mature hedging to front. Driveway with parking, which could be further enlarged if required.

Rear garden which is an extremely impressive generous size predominantly laid to lawn (perfect for children & pets!). There is ample scope to build a summerhouse / office / cabin etc subject to any necessary consents.

There is a pleasant decked area directly leading from the living room, with feature balustrade.

Fuel / garden store.

EPC RATING: D

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](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 \*\*

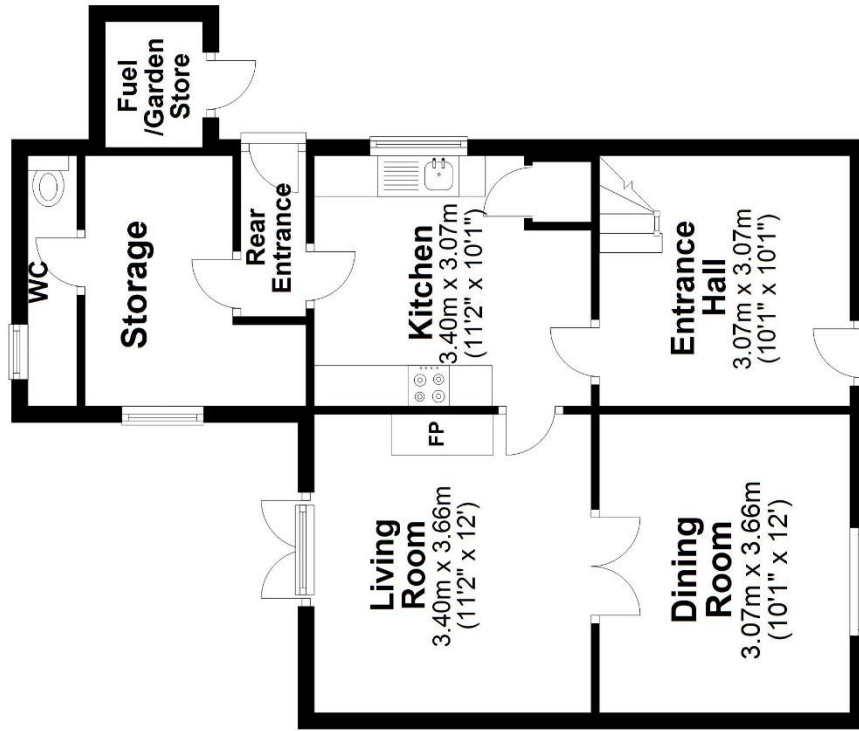
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





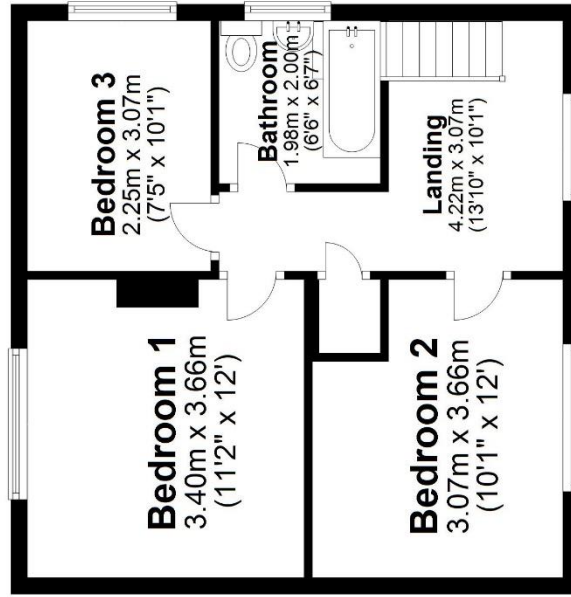
### Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 100.6 sq. metres (1083.3 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.