



26 PARK ROAD | WILLASTON | NANTWICH | CHESHIRE | CW5 6PW | OIRO £195,000



An excellent deceptively spacious two bedroom mid terraced house with two reception rooms, modern kitchen, two spacious bedrooms & bathroom, nestled within the superb & highly popular village of Willaston. with off road parking & a generous rear garden with ample scope to create a wonderful cultivated garden, built a summer house , home office cabin etc.

Briefly comprising; Living Room, Dining Room with under stairs cupboard, Kitchen, Bathroom.  
First Floor, Bedroom One & Bedroom Two.  
UPVC D.G. & GAS C.H.

MOTIVATED SELLER

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From our Nantwich Office proceed along Hospital Street to the roundabout. Continue into Crewe Road & continue ahead at the roundabout by the 'Peacock Pub'. Take the third exit into Park Road & continue. 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 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;

LIVING ROOM



DINING ROOM





KITCHEN



BATHROOM





FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO



EXTERIOR

Off road parking to the front of the property.  
Gated side access leading to rear. Easy maintenance rear garden with gravelled main section & lower patio / seating space. There is ample of opportunity for purchasers to add their own stamp & further cultivate if required if perhaps add a summer house, home office cabin etc.

EPC RATING: D

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](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.





Wright Marshall  
Estate Agents



**Ground Floor**  
Floor Area: 38.6 m<sup>2</sup> ... 415 ft<sup>2</sup>

**First Floor**  
Floor Area: 31.2 m<sup>2</sup> ... 336 ft<sup>2</sup>

**26 PARK ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6PW**

Approximate Gross Internal Area: 69.8 m<sup>2</sup> ... 751 ft<sup>2</sup>

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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Wright Marshall  
Estate Agents

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