



Wright Marshall
Estate Agents

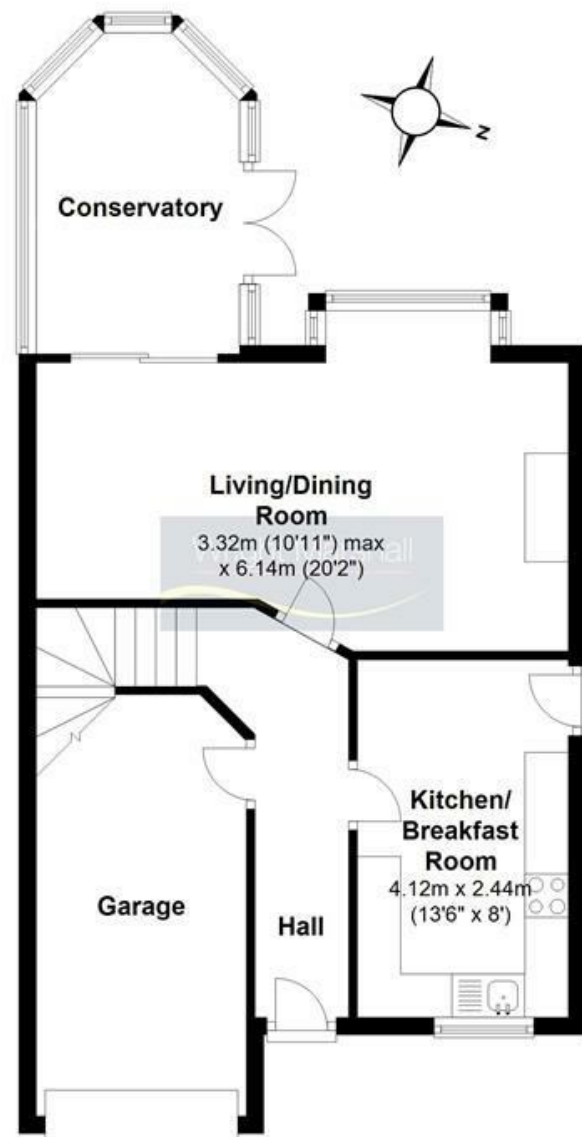
2 FIELDS VIEW CLOSE, WYBUNBURY,
NANTWICH CW5 7SD

OFFERS OVER £300,000



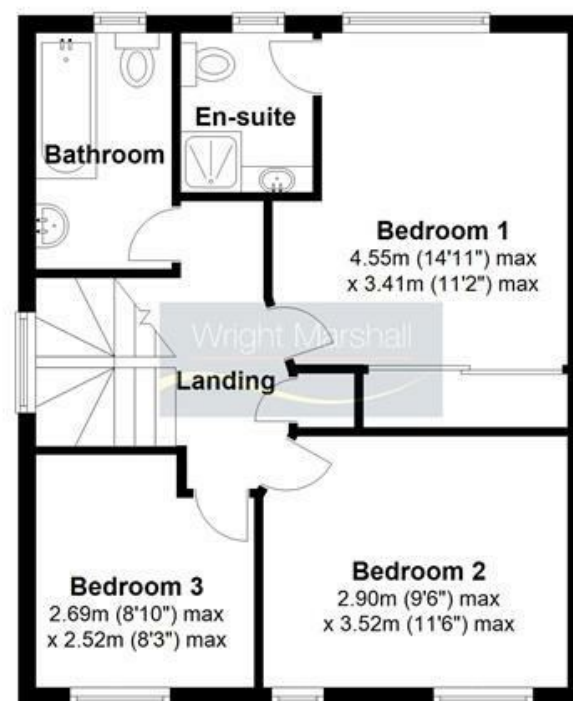
Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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56 High Street, Nantwich, Cheshire, CW5 5BB
T. 01270 625410 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

NO CHAIN

An excellent highly attractive three bedroom, two bathroom detached house located in the picturesque & sought after village of Wybunbury. This delightful property boasts well appointed accommodation over two floors, perfect for a growing family or those who love to entertain guests. Situated in a peaceful neighbourhood, the spacious rooms offer plenty of natural light, creating a welcoming atmosphere throughout. With its convenient location in Wybunbury, residents can enjoy the tranquillity of village life while still being within easy reach of the amenities of Nantwich. Whether you're looking to relax in the beautiful Cheshire countryside or explore the historic town nearby, this property offers the best of both worlds.

DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed. Turn right signed Wybunbury & turn left onto Wybunbury Lane. At the junction turn right & continue into the village taking the left turn into Fields View Close where the property will be observed on your left hand side.

DESCRIPTION

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk

NANTWICH

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 briefly comprises;

ENTRANCE HALL

BREAKFAST KITCHEN

LIVING DINING ROOM

CONSERVATORY

FIRST FLOOR LANDING

MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

MODERN FAMILY BATHROOM

INTEGRAL SINGLE GARAGE

EXTERIOR

The property enjoys a position within an established leafy cul de sac & is approached over a brick paved entrance road. There is a small garden to the front of the property with double width driveway & integral garage. Gated side access. The rear garden is delightful being 'family friendly' with a good size lawn & paved patio. Timber shed, hedging, planting.

EPC RATING: C

COUNCIL TAX BAND: D

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.