



31 DIG LANE | WYBUNBURY | CHESHIRE | CW5 7EZ | OIRO £325,000



Exuding chic & timeless interiors throughout and situated in a highly popular leafy location, this period semi detached house is the epitome of classic style and comfortable interiors nestled in a highly sought after position close to Wybunbury Village with its store/post office, two pubs, 'leaning' tower & primary school.

The charming three bedroom home features delightful interiors enjoying a high degree of natural light throughout. The accommodation briefly comprises; Enclosed Entrance Porch, Entrance Hall, Living Room, Kitchen, Dining Room, Utility/Laundry Room, Separate WC.
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, stunning Family Bathroom with separate corner shower & ball and claw bath.

There is certainly much to tempt buyers to the beautifully presented residence.

Externally there is a highly attractive gravelled driveway & raised planted border whilst the rear garden is of an excellent size with large lawn, generous patio & attached timber shed.

UPVC D.G. & Gas C.H.

VIEWING REALLY IS A MUST TO FULLY APPRECIATE THE SUPERB PROPERTY





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 into Dig Lane just beyond 'The Elephant' public house & the property will be observed on the left hand side.

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, public house, 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. **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
Other local schools are within the immediate vicinity including Brine Leas Academy.

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.

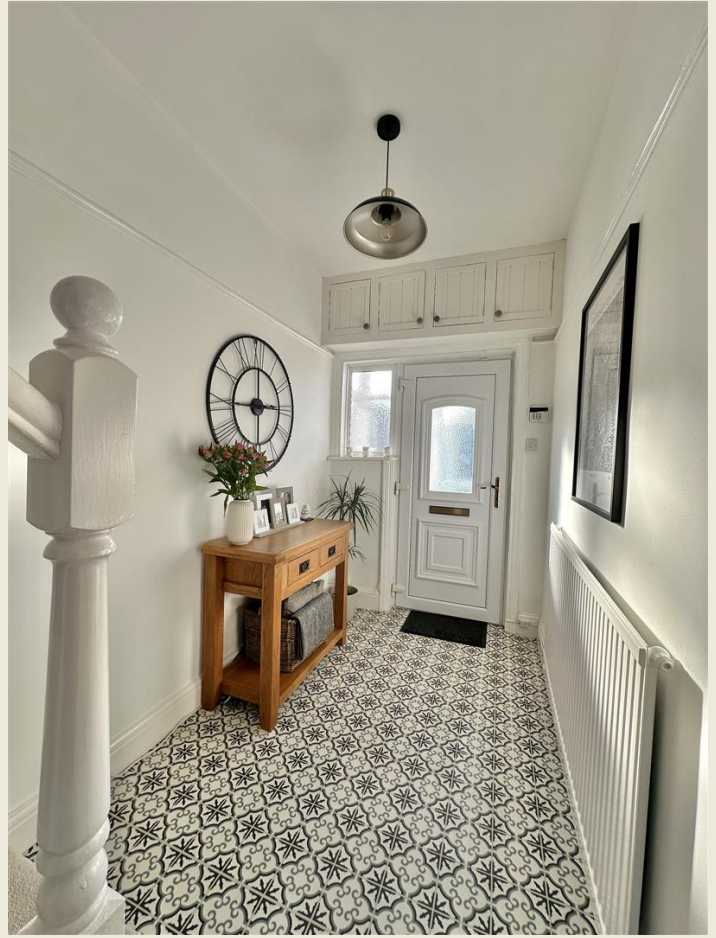
The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of 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:-

With approximate dimensions, comprises;

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL





LIVING ROOM



KITCHEN

DINING ROOM

UTILITY / LAUNDRY ROOM

SEPARATE WC





FIRST FLOOR LANDING





BATHROOM WITH SEPARATE SHOWER



BEDROOM TWO

BEDROOM THREE





BEDROOM ONE

EXTERIOR

There is an excellent gravelled driveway to the front of the property providing ample off road parking with an attractive raised border featuring specimen 'lollipop' & other shrubs.

The rear garden is of an excellent & in fact surprisingly generous size with an extensive brick paved entertaining patio with small steps rising to the expansive lawn. Established hedges define the boundaries. There is an excellent good quality timber store / shed attached to the side.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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

Freehold with vacant possession upon completion.

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.





Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.