



5 SHANNON CLOSE | WILLASTON | CHESHIRE | CW5 6QG | OIRO £339,000





Located in a popular residential village location in a pleasant and established cul de sac, the superb four bedroom detached house has been previously extended and provides well presented, highly comfortable & naturally light family friendly accommodation throughout.

The impressive property briefly comprises: Entrance Hall, Cloaks/WC, Dining / Family Room, Living Room, Kitchen (new oven & integrated fridge installed), Utility Room.

First Floor landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, excellent contemporary Shower Room.

Integral single garage with electric roller door, driveway to the front and lawned garden.

The pleasant excellent size rear lawned garden also features a generous entertaining patio, whilst a raised border provides both colour & interest.

An additional shaped borders is stocked with shrubs & plants.

Centrally positioned is a high quality Summerhouse which would make an ideal home office space or simply a perfect spot to relax in (electricity connection).

The rear garden is not directly overlooks and certainly enables the full enjoyment of the space.

UPVC Double Glazing (the present owner has replaced numerous rear elevation windows which now include a 'tilt & turn' feature).

Gas Central Heating.

**VIEWING IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street and continue at the mini roundabout. At the 'Churches mansion' roundabout take the first exit and at the next roundabout take the last exit onto Crewe Road and continue to the roundabout just after The Peacock Public House. Take the third exit onto Park Road, turn left into Murrayfield Drive and left again into Shannon Close where the property will be observed on the left hand side.

#### LOCATION - 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.

#### SCHOOLS:

Willaston Primary, Derwent Close, Willaston. Headmistress: Miss Clare Grehan - Tel: 01270 661528.

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 three public houses in the centre of the village ('The Horseshoe', 'The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

#### 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. 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

'Hive' wall mounted central heating controls, uPVC double glazed entrance door, radiator, ceiling light point, coving, ceramic tiled floor.

#### CLOAKS WC

Ceiling light point, coving, uPVC double glazed window to the front, tiled floor, chrome ladder towel radiator, concealed cistern WC, wash hand basin with mixer tap on top of a vanity unit.



#### SITTING / DINING ROOM 12'8 x 16'6

A pleasant and versatile room with ample light. Open tread stairs rising to the first floor. Ceiling light point, wall light point, smoke detector, coving, large uPVC double glazed window to front. two radiators, ceramic tiled floor, TV point and telephone point. Door to Living Room.







#### LIVING ROOM 18'4 x 12'5

Comfortable and well appointed, there is a delightful garden outlook. Four wall light points, two radiators, TV point, smoke detector, coving, raised height uPVC double glazed window to the side, uPVC sliding patio doors to the rear, built in cupboard, living flame coal effect gas fire with marble inset and hearth and Adam style painted surround. Door to the Kitchen.







#### KITCHEN 8'6 x 10'11

Comprehensively well equipped with a range of light wood effect coloured wall, base and drawer units, roll top work surface with 1 1/2 bowl single drainer sink unit and mixer tap. Large uPVC double glazed window to the rear with pleasant garden outlook, part tiled walls and ceramic tiled floor, coving, radiator.

Eye level electric oven and grill, five burner gas hob with chimney style extractor over, ceiling light point/ fan, microwave oven, integrated fridge. Door to the Utility Room.

#### UTILITY ROOM

Ceiling light point, coving, uPVC double glazed window to the rear and door to the side, wall mounted cupboard, space and plumbing for washing machine, tumble dryer, fridge/freezer etc. wall mounted gas central heating boiler with 'Hive' controls.

#### FIRST FLOOR LANDING

Ceiling light point, smoke detector, loft access, built in airing cupboard with hot water cylinder and shelving.







#### BEDROOM ONE 13'11 x 9'3

A pleasant, well decorated room, ceiling light point, coving, radiator, large uPVC double glazed window to the front elevation with pleasant outlook, two sets of fitted, cream coloured wardrobes with hanging space and shelving.



#### BEDROOM TWO 11'6 x 11'6

Ceiling light point, radiator, uPVC double glazed window to the rear, built in wardrobe with space for hanging and shelving.

#### BEDROOM THREE 11'1 max x 9'5

Ceiling light point, radiator, uPVC double glazed window to the rear with pleasant outlook.

#### BEDROOM FOUR 8'6 x 8'2

Ceiling light point, radiator, uPVC double glazed window to the front elevation, built in wardrobe with space for hanging and shelving.







#### CONTEMPORARY SHOWER ROOM

Recessed ceiling spotlights, uPVC double glazed window to the rear, attractive tiling to walls and floor, wall mounted mirror fronted cabinet, large walk in shower with electric Mira shower, dark grey, matt effect towel rail/ radiator , concealed cistern W/C and wash hand basin inset into a dark grey coloured vanity unit.

EPC RATING: D

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas 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.



#### INTEGRATED SINGLE GARAGE 17'1 x 8'7

Electric roller door, power and light. Door to the side.

#### EXTERIOR

The property features a driveway to the front providing off road parking with lawn and gated access to the side. The rear garden is delightful and of a manageable size with a lawn, and excellent paved patio entertaining space. Deep, well stocked borders planted with various shrubs and plants. An established oak tree provides shade in the sunny weather allowing everyone to enjoy the garden in its entirety.





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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 \*\*

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Total area: approx. 116.5 sq. metres (1253.5 sq. feet)

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