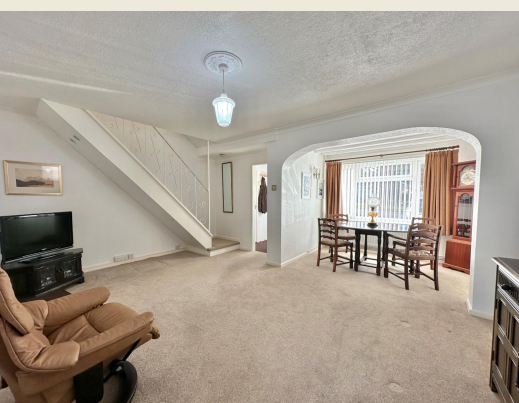




45 MURRAYFIELD DRIVE | WILLASTON | CHESHIRE | CW5 6QF | OIRO £320,000





Occupying an enviable setting in the popular village of Willaston, this delightful detached house offers a wonderful opportunity for families and individuals alike. Originally designed as a four-bedroom property, this home features three spacious bedrooms and two well-appointed bathrooms, providing ample space for comfortable living.

Overlooking a pleasant 'green' crescent adorned with established trees, creating a serene and inviting atmosphere. The surrounding area is known for its community spirit and accessibility to local amenities and schools, making it a popular choice for those seeking a peaceful yet vibrant village lifestyle. With its well-proportioned rooms, this property presents the perfect canvas for reconfiguration, allowing you to tailor the space to suit your personal needs and preferences.

Whether you envision an open-plan living area or additional bedrooms, the potential for transformation is significant.

Furthermore, the absence of a chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay. This property is not just a house; it is a place where memories can be made and cherished for years to come.

If you are looking for a home that combines comfort, potential, and an enviable location, this property on Murrayfield Drive is sure to tick the boxes.

**NO CHAIN**

**VIEWING IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From the Agents Nantwich office on High Street, proceed along Hospital Street to the 2nd roundabout by Church's Mansion. Turn left & immediately right at the next roundabout into Crewe Road. Continue along, past The Peacock Public House & ahead at the next roundabout & past Colleys Lane. Turn right into Coppice Road & take the right turn into Murrayfield Drive where the delightful property will be observed on the left hand side overlooking the attractive green area with pretty established trees.

#### 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.





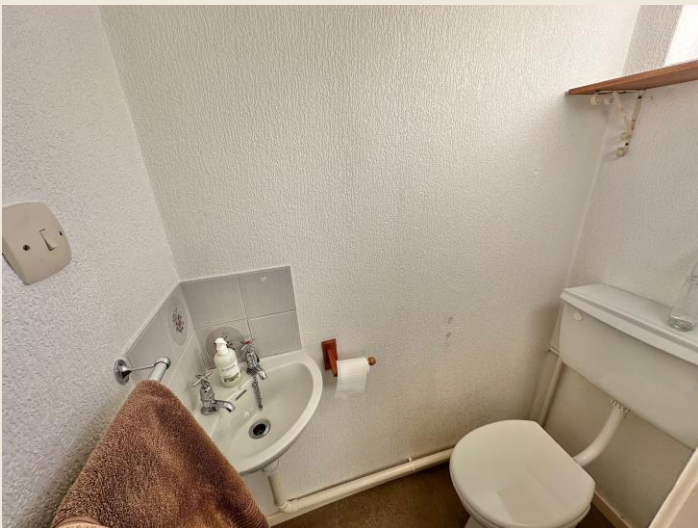


#### THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL 4'10 x 4'5

CLOAKS WC



LIVING / DINING ROOM 18'5 x 17'0







KITCHEN BREAKFAST ROOM 25'8 x 8'6







FIRST FLOOR LANDING

BEDROOM THREE 11'0 x 8'6

BEDROOM TWO 13'11 x 9'2

BATHROOM 7'3 x 5'6







BEDROOM ONE 11'7 x 8'4

ENSUITE SHOWER & DRESSING ROOM 8'7 x 8'4

INTEGRATED SINGLE GARAGE 18'9 x 8'8

Up & over door, personal door to the side.

#### EXTERIOR

Ample driveway to the front of the property & side gated access to the rear garden. Presented in a 'zoned' style, the garden is low maintenance with small lawned area and split level paved seating & entertaining spaces. A small wildlife pond with well established shrubs surrounding provides a pretty area of interest. Both hedging & fencing to the boundaries.

There is a quality timber Summerhouse which is perfect for use a potential home office or simply a great spot for relaxing in.

The property benefit from not being overlooked to the rear and so enables buyers to feel a sense of privacy & calm in the delightful setting.

EPC RATING: C

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](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**  
**Includes Garage / Workshop**  
Floor Area: 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>

**First Floor**  
Floor Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>

**Summer House**  
Floor Area: 4.4 m<sup>2</sup> ... 47 ft<sup>2</sup>

45 MURRAYFIELD DRIVE, WILLASTON, NANTWICH, CHESHIRE, CW5 6QF

Approximate Gross Internal Area: 119.9 m<sup>2</sup> ... 1290 ft<sup>2</sup> Includes Garage / Workshop & Summer House

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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