



7 PARK ROAD | WILLASTON | NANTWICH | CHESHIRE | CW5 6PW | OIRO £375,000



An exceptionally well-designed three bedroom semi-detached house offering a seamless sophisticated perfect blend of modern living and classic comfort. Having been thoughtfully extended and renovated throughout by the current owners, ensuring a fresh and inviting atmosphere there is a beautiful contemporary country style most evident in the magnificent open plan kitchen dining family room.

As you approach the house, you will be greeted by a generous front garden that enhances the property's curb appeal. Inside, the layout has been meticulously crafted to provide both functionality and style, making it an ideal home for families or those seeking extra space. Each bedroom is well-proportioned, allowing for ample natural light and a sense of openness.

The renovations have been carried out to a high standard, with attention to detail evident in every corner. The living areas are designed to be both welcoming and practical, perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is equipped with contemporary fixtures, making it a delightful space for culinary enthusiasts.

Located in the desirable area of Willaston, this property benefits from a friendly community atmosphere and convenient access to local amenities, schools, and transport links. Whether you are looking for a family home or a peaceful retreat, this semi-detached house on Park Road is a remarkable opportunity not to be missed.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS
EXCEPTIONAL HOME**





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed past the Peacock Hotel and at the roundabout take the 3rd exit into Park Road. The property will be observed on the left 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.

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

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.

AGENTS NOTE:-

Electric car charging point (7 Kw). 3m rear extension with skylights. New windows & front door fitted. Full re-wire throughout Full new plumbing throughout including new boiler installation. 'Amtico' feature Oak flooring - laid Parquet from hall through to open plan kitchen. High spec kitchen with silestone worktop and AEG appliances. Dimmable spotlights in kitchen/diner/snug. Bespoke shutters for front windows. New bathroom suite fitted.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL





MAGNIFICENT OPEN PLAN KITCHEN DINING FAMILY ROOM





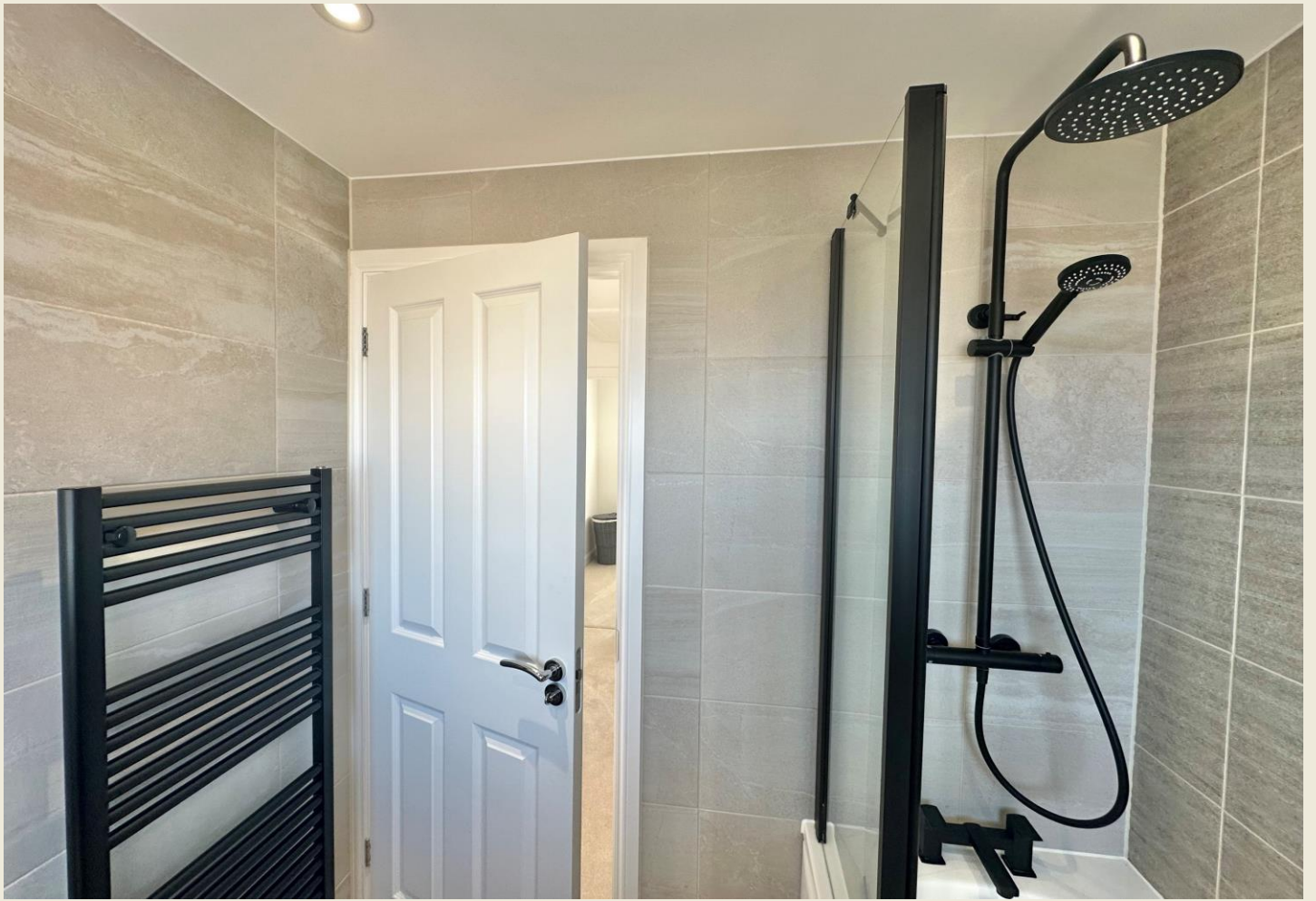




LIVING ROOM

FIRST FLOOR LANDING





FAMILY BATH & SHOWER ROOM





BEDROOM ONE



BEDROOM TWO

BEDROOM THREE





EXTERIOR

Superbly generous external space to both the front & rear enables complete enjoyment of the wonderful location with the property benefitting from not being overlooked.

There is a large lawned front garden with extensive block paved driveway providing superb off road parking provision which leads to the garage.

The rear garden is outstanding with recently laid lawn, immaculate contemporary style 18m² porcelain patio. External power point & cold water tap. Courtesy lighting to the exterior.

New front and rear fences installed late 2024.

DETACHED SINGLE GARAGE

With electricity, up & over door, window to side.

EPC RATING: C

COUNCIL TAX BAND: C

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.

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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

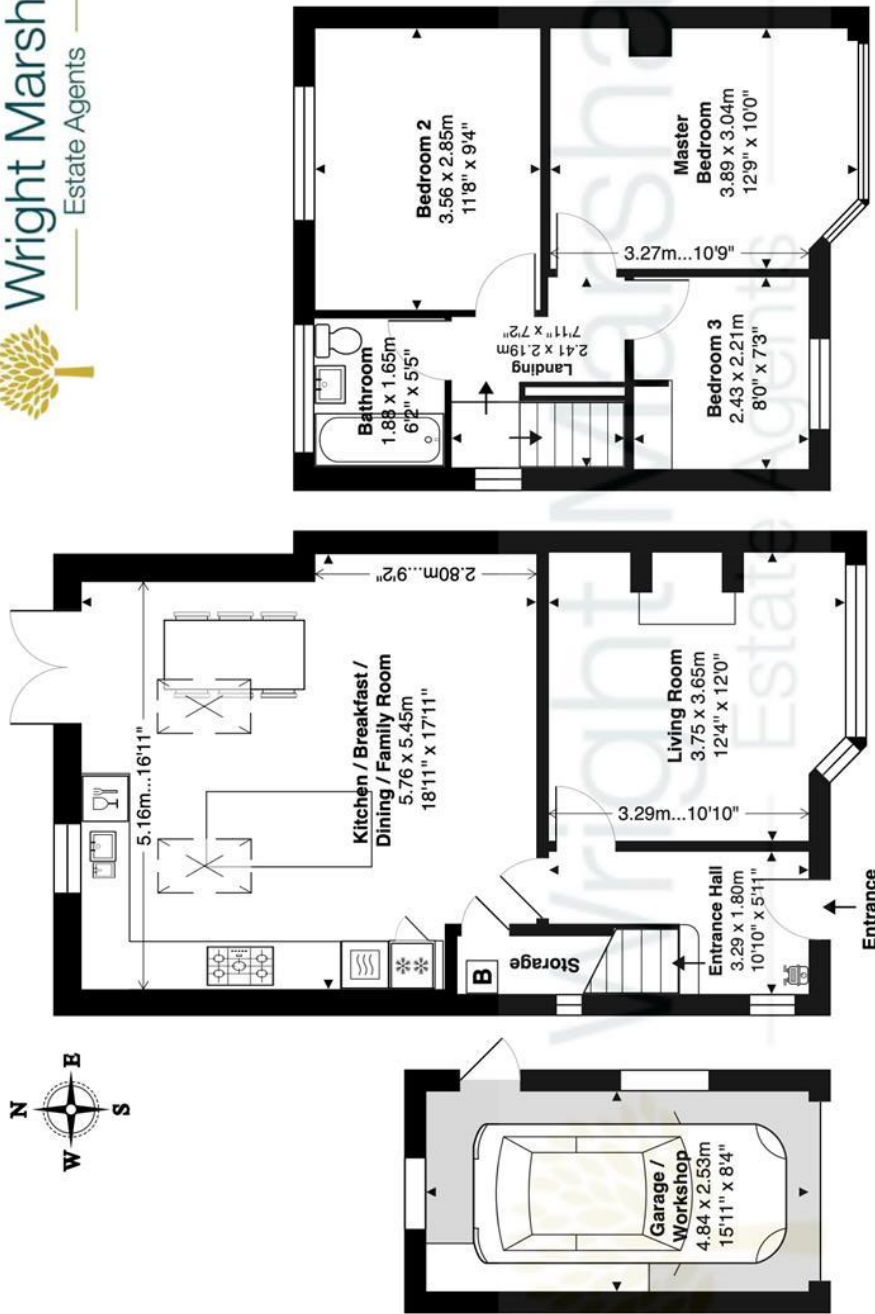
We can help you fund your new purchase with mortgage advice!

** 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.







7 PARK ROAD, WILLASTON, NANTWICH, CHESHIRE, CW5 6PW

Approximate Gross Internal Area: 99.8 m² ... 1075 ft² Includes Garage / Workshop

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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