



110 WISTASTON ROAD | WILLASTON | CHESHIRE | CW5 6QU | OIRO £315,000



Nestled in the charming village of Willaston, Cheshire, this delightful semi-detached house on Wistaston Road offers a perfect blend of comfort and convenience. With three bedrooms & a stunning recently remodelled elegant shower room, this property is ideal for families or those seeking extra space for guests.

The inviting layout of the house provides a warm and welcoming atmosphere. The two reception rooms and fantastic kitchen diner ensure that living areas are designed to maximise natural light, creating a bright and airy environment. The kitchen is functional and well-equipped, making it a joy to prepare meals and entertain friends and family with direct garden access.

The outdoor space is equally appealing, featuring a manageable garden that offers a lovely spot for relaxation or outdoor activities. The semi-detached nature of the property ensures a sense of privacy while still being part of a friendly community.

Located in Willaston, residents can enjoy the benefits of village life, with local amenities, schools, and parks within easy reach. The area is well-connected, providing convenient access to nearby towns and cities, making it an excellent choice for commuters.

This property presents a wonderful opportunity to create a home in a sought-after location.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Proceed beyond The Peacock public house continuing into Crewe Road and take the right turn into Wistaston 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.

SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ. 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.

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 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



LIVING ROOM 12'5 x 11'1



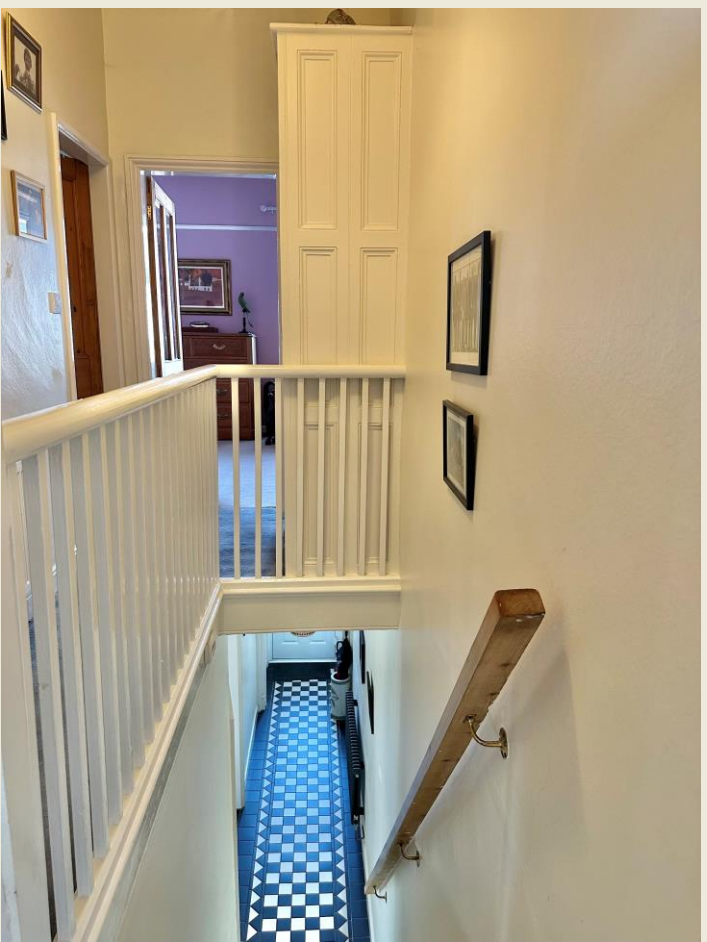
DINING SITTING ROOM 12'10 x 12'7





KITCHEN DINER 17'7" x 9'10"

FIRST FLOOR LANDING





BEDROOM ONE 15'10 x 11'0



BEDROOM TWO 10'0 x 9'10

BEDROOM THREE 10'5 x 6'7





SHOWER ROOM 10'5 x 5'9



EXTERIOR

The property enjoys ample parking to the front (double width paved driveway). There is a pretty established climbing shrub. The rear garden is delightful being presented in a charming cottage style featuring faux lawn, richly stocked borders and an excellent size paved entertaining / seating patio. There is also a good size walled courtyard to the side with timber shed, cold water tap & gated side access.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, drainage & electricity 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

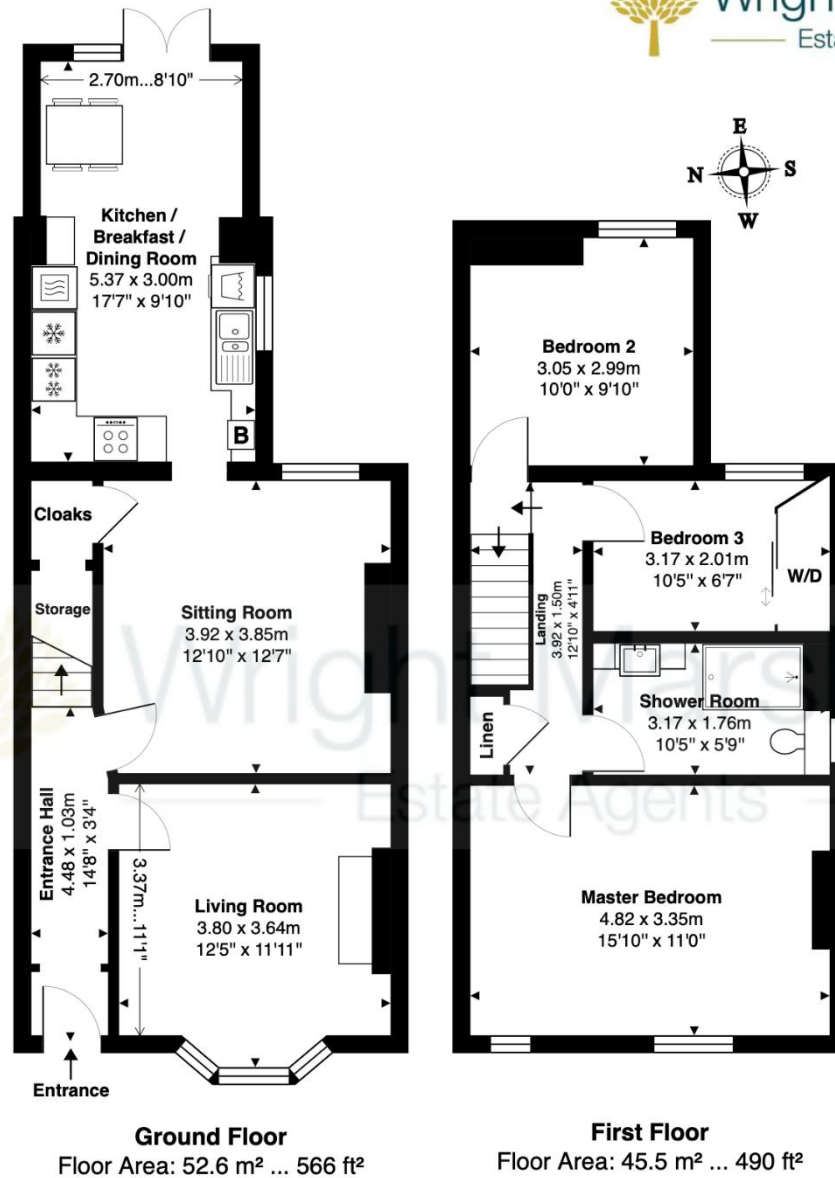
We can help you fund your new purchase with mortgage advice!

** 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.





Wright Marshall
Estate Agents



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Approximate Gross Internal Area: 98.2 m² ... 1057 ft²

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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