



44 HEALD WAY | WILLASTON | NANTWICH | CHESHIRE | CW5 6SY | OIRO £355,000





Nestled in a glorious position overlooking a beautiful nature pond & wildlife area, the views and location are absolutely delightful – and incredibly unique.

The extremely attractive four bedroom, two bathroom detached house stands within a highly attractive & popular family friendly development within the village of Willaston.

The spacious, light yet comfortable & manageable accommodation is well designed & superbly presented throughout with plenty of space for couples or families etc. Built in 2020 to the 'Westwood' design the modern amenities make it a truly desirable home for those seeking a comfortable and stylish lifestyle. Briefly comprising; Entrance Hall, Cloaks WC, Living Room with French doors opening into the pretty garden, Kitchen Diner & separate Utility Room. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three & Bedroom Four plus Family Bathroom.

Local schools, amenities & transport links are within easy reach. Boasting a safe & secure part walled rear garden with lawn, border & generous patio there is also excellent parking via the driveway and forecourt for approx three / four vehicles & in addition there is also the benefit of a single garage.

UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street, at Churches Mansion roundabout take the 2nd exit onto London Road. Proceed up to the traffic lights. Continue straight on and at the Cheerbrook roundabout take the 2nd turn into Cheerbrook Road. At the junction turn left into Wybunbury Road over the level crossing & continue into Wistaston Road. Turn right into Moorfields & turn left into Heald Way. Bear right continuing into Heald Way passing the childrens play area and continuing by the wildlife area where the property will be observed on the right 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.

#### NEARBY 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:-

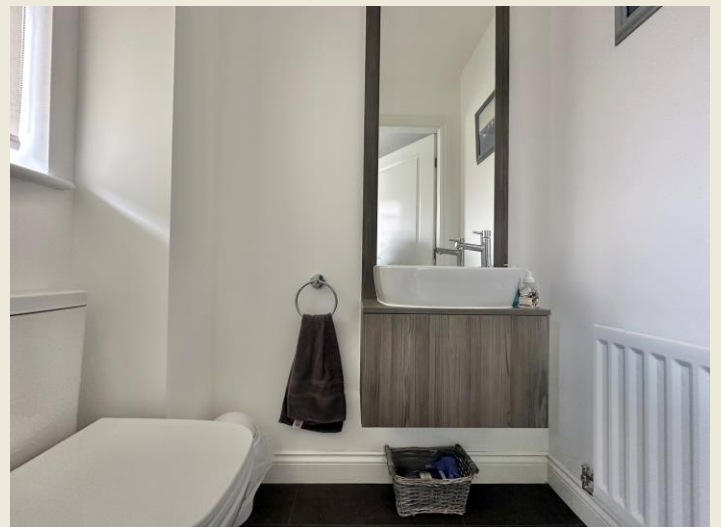
With approximate dimensions, comprises;

#### ENTRANCE HALL



#### CLOAKS WC

#### LIVING ROOM 10'2 x 18'6





KITCHEN DINER 10'12 x 18'3

UTILITY ROOM 5'8 x 5'5







FIRST FLOOR LANDING

MASTER BEDROOM ONE 13'8 x 9'1

ENSUITE SHOWER ROOM 8'2 x 5'5





BEDROOM TWO 10'3 x 9'1

BATHROOM



BEDROOM THREE 9'7 x 9'0

BEDROOM FOUR 10'6 x 9'0







#### EXTERIOR

An excellent plot ensures ample space to relax & enjoy. There is pretty planting to the front border along with hedging & paved pathway with step rising to the main entrance. Side parking areas & Tarmacadam driveway to the rear providing excellent off road parking provision. SINGLE GARAGE to rear. Boasting an attractive walled garden to the side there is a good size enclosed lawn with generous paved patio & planted border.



EPC RATING: B

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage are connected (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

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!

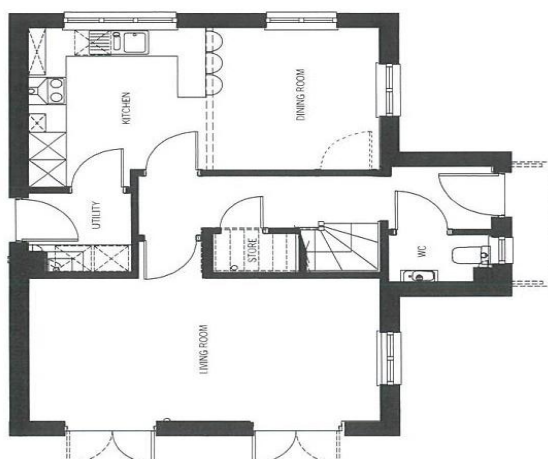
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we 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.





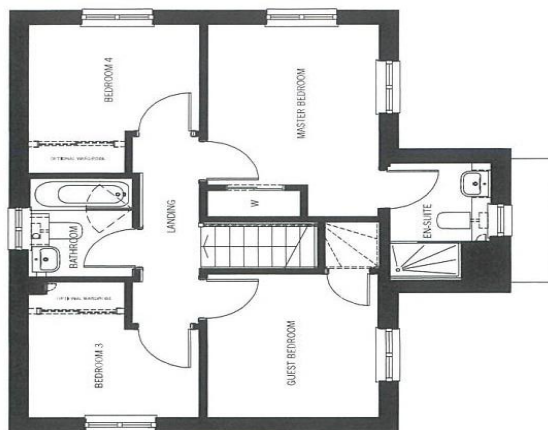
# GROUND FLOOR



Living Room	3123mm x 5660mm 10' 2" x 18' 6"
Kitchen / Dining	3111mm x 5660mm 10' 12" x 18' 3"
WC	1025mm x 1665mm 3' 4" x 5' 5"
Utility Room	1730mm x 1665mm 5' 8" x 5' 5"

38

# FIRST FLOOR



Master Bedroom (including wardrobe)	4201mm x 2790mm 13' 8" x 9' 1"
Guest Bedroom	3133mm x 2790mm 10' 3" x 9' 1"
Bedroom 3 (including optional wardrobe)	2960mm x 2755mm 9' 7" x 9' 0"
Bedroom 4 (including optional wardrobe)	3245mm x 2755mm 10' 6" x 9' 0"
Bathroom	2150mm x 1725mm 7' 0" x 5' 7"
En-suite (including shower)	2510mm x 1675mm 8' 2" x 5' 5"

39



