



44 PARK ROAD | WILLASTON | NANTWICH | CHESHIRE | CW5 6PN | OFFERS IN THE REGION OF £285,000



Elegant Two-Bedroom Semi Detached Period Home with Loft Conversion Potential
(subject to any required consents)

Set behind an attractive façade, this beautifully presented significantly enhanced two-bedroom semi detached period home offers an exceptional blend of character, practicality and modernity. Internally the accommodation offers a well-proportioned layout designed for modern living.

Suited to first-time buyers, young families, down sizers etc, the property also provides excellent scope to create a third bedroom within the loft space (subject to any necessary consents).

The ground floor welcomes you with an attractive entrance door whilst within the entrance hall is superb panelled walls and original tiled floor. A bright and beautifully appointed living room to the front of the property is complemented by a charming bay window that floods the space with natural light, while the rear of the property offers a versatile dining/living area ideal for entertaining or family life opening through to the kitchen breakfast room which is thoughtfully arranged with ample storage and workspace, providing a functional yet stylish environment.

Upstairs, the first floor comprises two generous double bedrooms, both well presented and served by a traditionally styled modern family bathroom with separate shower & roll top bath. Each room benefits from excellent proportions and natural light, maintaining the home's sense of space and comfort throughout. Externally, the property benefits from a low-maintenance frontage with clipped dividing hedge and brick paved driveway with off-street parking for two vehicles. The rear garden is surprisingly spacious with lawn, excellent entertaining patio & space for shed.

Located within easy reach of local amenities, well-regarded schools, transport links, and green spaces, this is a rare opportunity to acquire a characterful home with immediate comfort and exciting future potential.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue to the roundabout by the 'Peacock Public House'. Take the third exit into Park Road 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. SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ Tel: email the office: , email the head: 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 two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

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. 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:-

OPEN PORCH

ENTRANCE HALL





LIVING ROOM





DINING ROOM





KITCHEN BREAKFAST ROOM





FIRST FLOOR LANDING



FAMILY BATH & SHOWER ROOM





BEDROOM ONE

BEDROOM TWO



LOFT ROOM (POTENTIAL BEDROOM THREE)

EPC RATING:

COUNCIL TAX BAND: C



EXTERIOR

The property boasts superb exterior space including a brick paved driveway providing off road parking for two vehicles, there is a dividing Privet hedge and gated side access to the rear.

The rear garden is wonderful being spacious and presented to maximise both entertaining space and lawned area. The lawn is bordered by planted border & hedging plus there is a specimen blossom tree. Space for shed / greenhouse & shale pathway, low walls & excellent size entertaining and seating patio.

The rear garden also benefits from not being directly overlooked which is a real bonus.

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

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 & PLAN/S

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.

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.

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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.





FLOOR PLANS PENDING

Wright Marshall
Estate Agents

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