



66 COLLEYS LANE | WILLASTON | NANTWICH | CHESHIRE | CW5 6NT | OIRO £295,000



66 Colleys Lane, Willaston, Cheshire, CW5 6NT

Superbly positioned in a popular elevated location within a short drive of Nantwich. The attractive mature two double bedroom detached true bungalow enjoys pleasant open views to both the front & rear.

Suitable for sensitive enhancement, the spacious accommodation boasts original wood block floors.

Briefly comprising; Entrance Porch, Spacious Entrance Hall with stunning wood block floor, Living Room, Kitchen Diner with built in Pantry, Laundry, Bedroom One, Bedroom Two, Shower Room.

'Lean to Garage' to the side and an extensive driveway providing off road parking for several vehicles. Pleasant lawned front garden with open view over fields & good size lawned rear garden adjoining open fields.

UPVC D.G. & Gas C.H

NO CHAIN





DIRECTIONS

Proceed from Nantwich along Crewe Road. Take the 3rd exit at the 'Peacock Public House' roundabout along Crewe Road. Turn left into Colleys Lane & 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: 01270 661528 email the office: admin@willastonacademy.co.uk, email the head: head@willastonacademy.co.uk

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

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 of;

ENTRANCE PORCH

Door to the porch with quarry tile floor.

SPACIOUS ENTRANCE HALL

UPVC Double glazed entrance door, ceiling light point, radiator, telephone point, beautiful original wood block floor. Doors to all principal rooms.





KITCHEN DINER

Equipped with a modern range of white wall, base & drawers units to two elevations incorporating roll top laminate work surface with inset sink unit & mixer tap. Four ring electric hob, electric oven beneath, space for tall fridge freezer. Ceiling light point, radiator, part tiled walls, built in cupboard with shelving, wall mounted gas central heating boiler, tile floor, uPVC double glazed windows to the side & rear with pleasant view to the rear garden & fields beyond.

Walk in Pantry cupboard with shelving, ceiling light point, tile floor & original window to the side.





LAUNDRY ROOM

Ceiling light point, original window to the side, roll top laminate work surface with space beneath for washing machine, part glazed door to the rear garden, vinyl floor.
Door to the attached 'lean to' garage.



LIVING ROOM

Ceiling light point, radiator, large uPVC double glazed window to the front elevation with pleasant elevated view towards fields, 2 uPVC double glazed windows to the side, TV aerial, attractive fireplace with electric fire.





BEDROOM ONE

Ceiling light point, radiator, uPVC double glazed window to the front with superb open view towards fields, beautiful original wood block floor.

BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window to the rear with garden view & fields beyond, beautiful original wood block floor.

SHOWER ROOM

Large walk in shower with mains shower, part tiled walls & floor, radiator, ceiling light point, wall mounted heater, uPVC double glazed window to the rear, low level WC & pedestal wash hand basin.





EXTERIOR

The property stands in an elevated position with the popular lane, being also particularly convenient. Approached over an excellent size driveway, there is off road parking provision for several vehicles. A 'lean to' garage provides secure parking with up & over door and rear double opening timber doors to the garden & side window. The front elevated garden is predominantly laid to lawn with planting & path to the front entrance. The rear garden is of an excellent size again being predominantly laid to lawn & adjoining open fields.

'LEAN TO' GARAGE

EPC RATING: D

COUNCIL TAX BAND:

SERVICES

All mains water, drainage, gas & electricity services are either 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 & 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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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

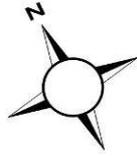
We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, 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 Plan

Approx. 96.7 sq. metres (1040.5 sq. feet)



Wright Marshall
Estate Agents

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