



30 MAIN ROAD | WYBUNBURY | NANTWICH | CHESHIRE | CW5 7NA | GUIDE PRICE £230,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

30 Main Road, Wybunbury, Nantwich, Cheshire, CW5 7NA

OPEN VIEWING SATURDAY 5th OCTOBER: 1PM - 3PM

A recently renovated and comprehensively modernised Three Bedroom End Terrace Mews Village House. Historically once understood to have been a public house, dating back to 1831.

Today number 30 is a particularly spacious and unique character home. The spacious main Bedroom is a particular feature with original coving and dual aspect windows plus the potential to be split to provide a fourth Bedroom or En-suite (subject to any necessary consents).

Briefly comprising; Dining Room, Living Room, Breakfast Kitchen, Pantry/Store, Utility, Rear Hall, WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bath/Shower Room, Courtyard gardens, detached single Garage.

New gas fired central heating boiler, uPVC double glazed windows, newly decorated and new carpets.

NO CHAIN





WYBUNBURY PUBLIC HOUSE

DIRECTIONS

(See also attached plan edged red)

From the Agent's Nantwich office on High Street, proceed along Hospital Street and pass straight over the first 2 mini roundabouts onto London Road. Turn right at the first set of traffic lights, then immediately left at the next. Take the first left onto Wybunbury Lane and proceed until reaching the 'T' junction. Turn right onto Main Road and continue into the village of Wybunbury. Continue past the village shop on the right and number 30 will be observed on the left hand side on the corner of Kiln Lane.

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk
Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk

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.





DINING ROOM

GENERAL REMARKS AND COMMENTS

This substantial and spacious character house forms the end of the row within this delightful village setting and has immediate access to rural walks. The property has been comprehensively modernised to a high standard and is offered for sale with new carpets and no forward chain.

THE ACCOMMODATION

With approximate dimensions comprises:-

DINING ROOM

14' 10" x 13' 0" (4.52m x 3.96m)

uPVC double glazed entrance door, radiator, uPVC double glazed window, attractive light fitting, pine panel internal door to the Living Room.

LIVING ROOM

14' 10" x 13' 4" (4.52m x 4.06m)

uPVC double glazed window, radiator, attractive beamed and cornice ceiling, TV point, meter cupboard.

KITCHEN/DINER

10' 11" x 21' 0" (3.33m x 6.4m)

Modern fitted units to two elevations, comprising wood effect worktops, base cupboards and drawers, wall mounted storage cupboard, inset stainless steel 1.5 bowl single drainer, built in double electric oven and grill, schott ceramic hob with stainless steel back plate and canopy hood, space for free-standing appliances, 2 uPVC double glazed windows, wood laminate floor, ceiling spot lights, radiator, space for breakfast table, under-stairs walk in carpeted store.

UTILITY

Stainless steel single drainer, wood effect worktops, base cupboards, under-counter space for appliances, wood laminate floor, radiator, original painted cupboard and shelving, uPVC double glazed window.

REAR VESTIBULE

uPVC double glazed door, red quarry tiled floor.

DOWNSTAIRS WC

Close coupled WC, uPVC double glazed window, red quarry tiled floor.



LIVING ROOM (ABOVE)

KITCHEN/DINER (BELOW)





KITCHEN/DINER (ABOVE)

UTILITY ROOM (BELOW)





MASTER BEDROOM ONE

FIRST FLOOR LANDING

Split level landing, ceiling spot lights, double power point

MASTER BEDROOM ONE

14' 10" x 16' 11" (4.52m x 5.16m)

A magnificent room with dual aspect uPVC double glazed window.

NOTE: Potential size to accommodate a split for a fourth Bedroom or En-suite (subject to any necessary consents), 2 radiators, ceiling rose with light fitting, ceiling cornice, pine door.

BEDROOM TWO 'L' SHAPED

14' 10" x 14' 11" (4.52m x 4.55m)

uPVC double glazed window, radiator, ceiling rose with light fitting, ceiling cornice, pine door.

BEDROOM THREE

10' 11" x 10' 11" (3.33m x 3.33m)

uPVC double glazed window, radiator, cupboard with Glow Worm combination gas fired boiler, access to loft, pine door.

BATH/SHOWER ROOM

Modern suite comprising panel bath with tiled surround, close coupled WC, pedestal wash hand basin with tiled surround, corner screen door enclosed tiled cubicle with drench over head mixer shower and hand held hose, radiator, laminate floor, shaver socket, extractor fan, ceiling spot lights, uPVC double glazed window.





BEDROOM THREE (ABOVE)

BATH/SHOWER ROOM (BELOW)





EXTERIOR

Front street parking permitted, paved rear garden with raised borders, external cold water tap, fenced boundaries, covered bin store, detached pre-cast single Garage with up and over door and double side access door.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains water, drainage and 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).

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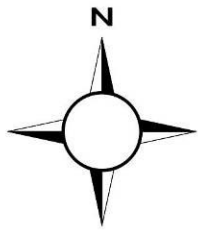
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SALES PARTICULARS & PLAN/S

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.

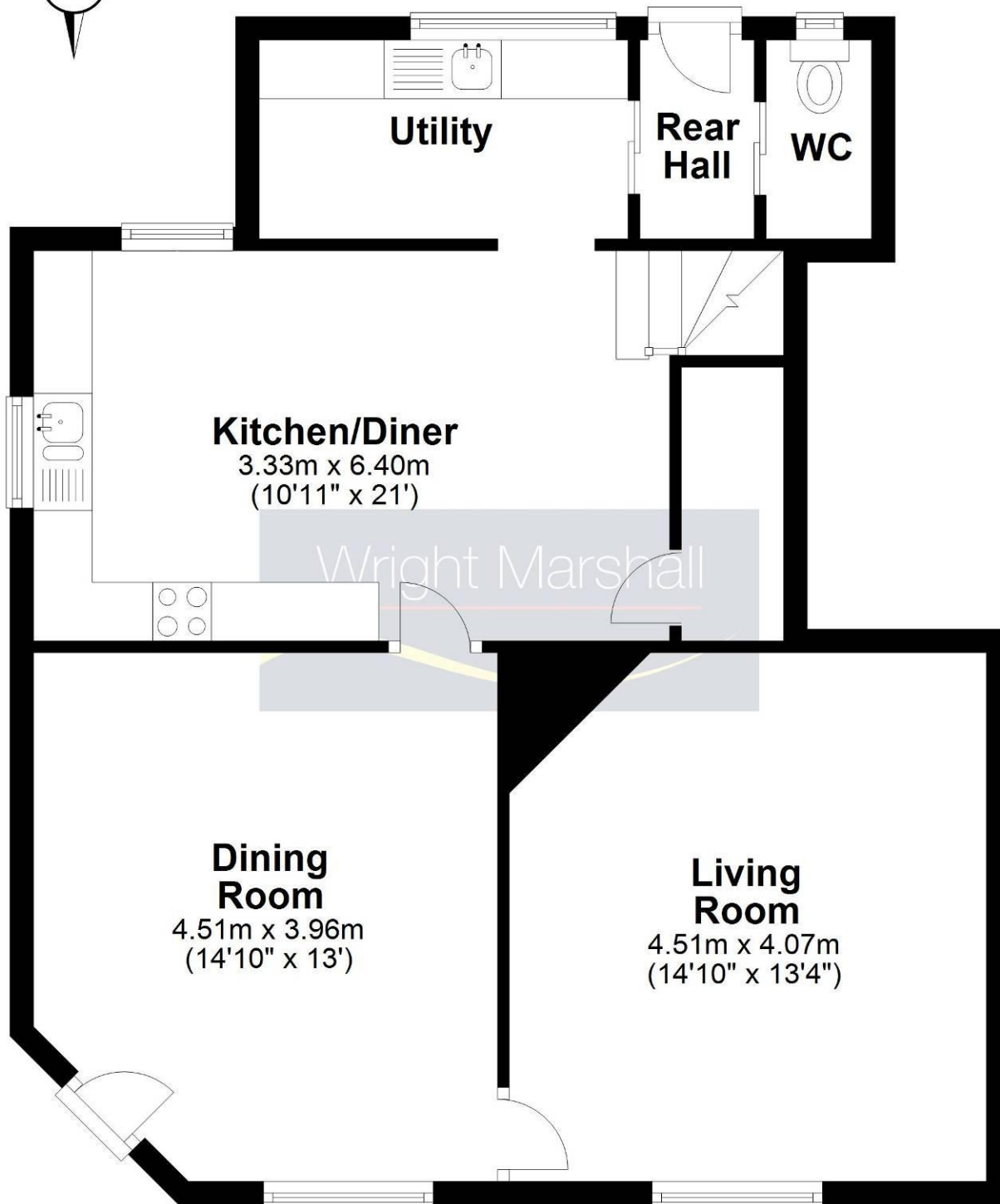
MARKET APPRAISAL

"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.



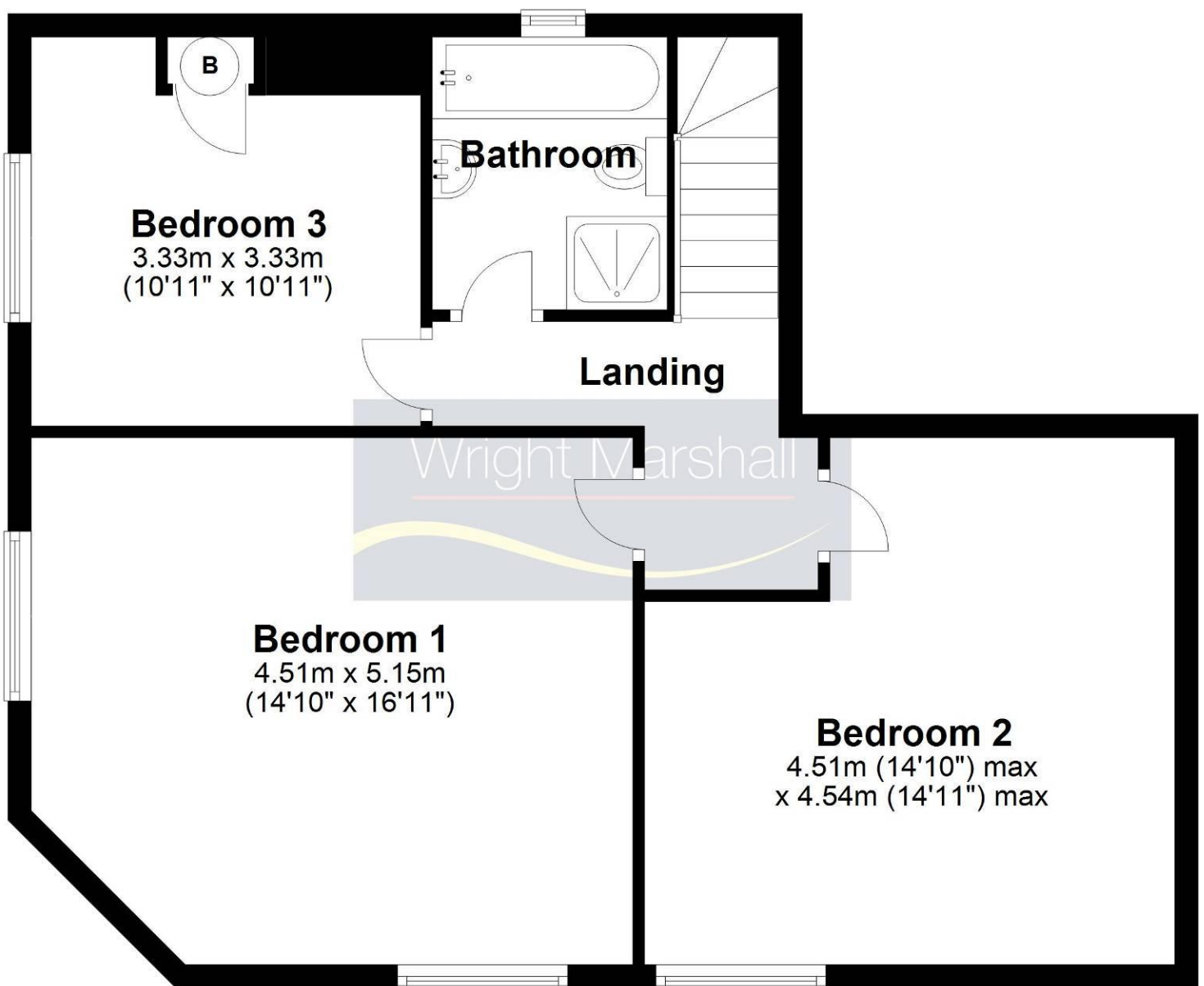
Ground Floor

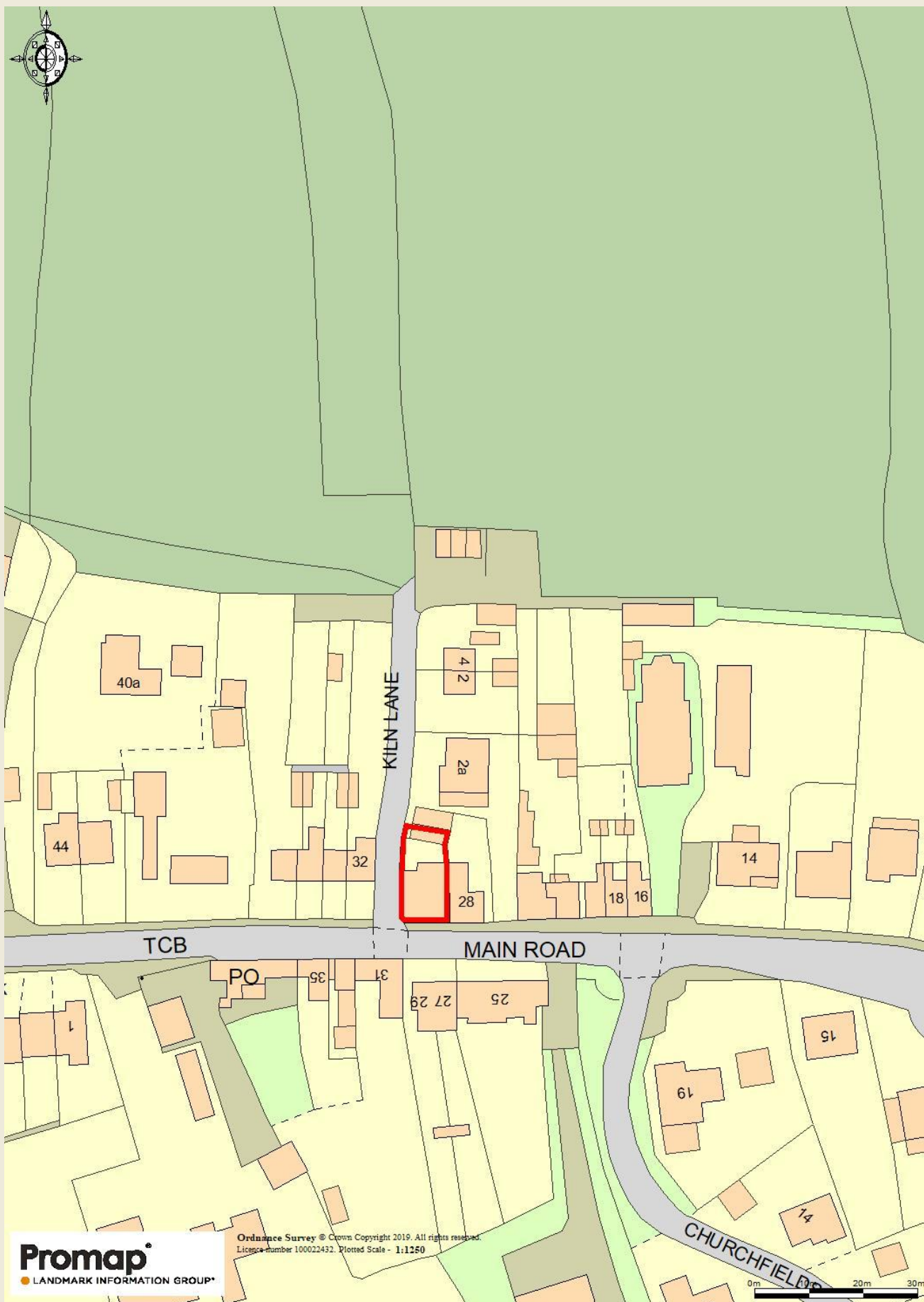
Approx. 67.0 sq. metres (721.4 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.7 sq. feet)





Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall Fine & Country

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk
fineandcountry.com