



24 HOLLYBUSH CRESCENT | WILLASTON | NANTWICH | CHESHIRE | CW5 6PP | GUIDE PRICE £210,000



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

24 Hollybush Crescent, Willaston, Nantwich, Cheshire, CW5 6PP

"NESTLED IN A PLEASANT CUL DE SAC POSITION WITHIN THE POPULAR
VILLAGE OF WILLASTON".

A delightful Two Bedroom Traditional Detached Dormer Bungalow offering improved accommodation with excellent scope for additional enhancements, extension and alterations, if required & subject to necessary consents.

Briefly comprising: Entrance Hall, uPVC double glazed side Entrance Porch, Living Room, Fitted Kitchen, Formal Dining Room with stairs rising to the first floor, conservatory, Bathroom, Bedroom Two. First Floor: Bedroom One with Ensuite Shower Room. uPVC Double Glazing, Gas Central Heating. Extensive parking to the front & side leading to the Detached Garage (erected approx. 2010). Front garden. Southerly facing rear garden predominantly laid to lawn with various shrubs, plants, trees & patio.

NO CHAIN.





NANTWICH

DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street, up to the mini roundabout & then Church's Mansion roundabout. Bear left & take the 3rd turning off the next roundabout onto Crewe Road. Continue along the road, passing the Peacock Public House & take the 3rd exit into Park Road. Take the left turn into Hollybush Crescent, where the property will be observed by our 'For Sale' board 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).

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.



LIVING ROOM

THE ACCOMODATION

With approximate dimensions comprises:-

ENCLOSED PORCH

uPVC double glazed window and door, terazzo tile floor. Replacement uPVC double glazed door to Entrance Hall

ENTRANCE HALL

Two ceiling light points, coving, radiator, cupboard housing meters and fuse box. Built in cloaks cupboard and additional slimline cupboard.

LIVING ROOM

12' 1" x 12' 2" (3.68m x 3.71m) Ceiling light point, coving, three wall light points, radiator, large uPVC double glazed window to front, TV and Telephone points, fireplace with marble surround, insert and hearth

KITCHEN/BREAKFAST ROOM

10' 2" x 10' 8" (3.1m x 3.25m) Equipped with a range of light oak wall, base and drawer units to three elevations, roll top laminate work surfaces, ceiling light point, uPVC double glazed window and side door, radiator, tiled floor, uPVC double glazed bay window to the rear with attractive garden view. Inset stainless steel single drainer unit and mixer tap, part tiled walls. 4 burner gas hob with extractor over and double electric oven/grill below. Integrated fridge freezer. Base level cupboard housing 'Glow worm' gas central heating boiler, space for washing machine





KITCHEN/BREAKFAST ROOM (ABOVE)

DINING ROOM (BELOW)





BEDROOM ONE (ABOVE)

CONSERVATORY (BELOW)





BEDROOM TWO

SIDE PORCH

uPVC double glazed panels, glazing to sloping roof, power point, uPVC double glazed door to rear and quarry tile floor.

BATHROOM

Panel bath with 'Neptune' electric shower over, low level WC, pedestal wash hand basin, fully tiled walls, ceiling light point, uPVC window to rear, vinyl floor, ladder radiator, wall mounted mirror.

BEDROOM ONE

13' 6" x 10' 5" (4.11m x 3.18m) Ceiling light point, large uPVC double glazed window to front, radiator, range of fitted wardrobes, cupboards and shelves.

DINING ROOM

11' 11" x 10' 5" (3.63m x 3.18m) Ceiling light point, radiator, wood effect laminate floor, stairs rising to the first floor bedroom and shower room. Glazed bi-fold double doors to conservatory.

CONSERVATORY

8' 5" x 10' 5" (2.57m x 3.18m) Sloping roof, brick base with uPVC double glazed windows and door to rear, power points, herringbone pattern oak coloured laminate floor.

The room enjoys a particularly pleasant view of the garden.

FIRST FLOOR LANDING

Ceiling light point, built in cupboard

BEDROOM TWO

10' 3" x 10' 4" (3.12m x 3.15m) (Partially Restricted Head Room)

Two Velux roof lights with fitted blinds, radiator, TV and Telephone points, fitted desk, under eaves storage cupboard, door to Ensuite.

ENSUITE SHOWER ROOM

Built in shower cubicle with pivot door (fully tiled where visible), fitted with an 'Aquatronic' electric shower, low level WC, pedestal hand wash basin, part tiled walls with two deep shelves, wood effect laminate flooring, radiator, Velux window and fitted blind, ceiling light point.



EXTERIOR

(See plan edged in red)

The property stands in an excellent garden, being set back from the cul de sac itself with a high degree of privacy to the rear.

An extensive gravel driveway to the front provides ample off road parking and in turn leads to the DETACHED SINGLE GARAGE, with up and over door. The rear garden is delightful, being predominantly laid to lawn and planted with various shrubs and plants including specimen roses

EPC RATING: E

COUNCIL TAX BAND: D



SERVICES

All mains water, gas electricity and drainage 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 9.00-3.30pm.

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.

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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.

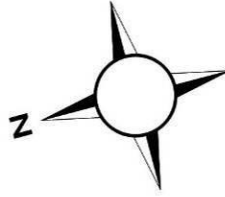
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For whole of market, independent mortgage advice with access to thousands of deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.

Ground Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



Conservatory

2.55m x 3.17m
(8'5" x 10'5")

Bathroom

Dining Room

3.62m x 3.17m
(11'11" x 10'5")

Kitchen/ Breakfast Room

3.10m x 3.25m
(10'2" x 10'8")

Porch

Bedroom

4.12m x 3.17m
(13'6" x 10'5")

Entrance Hall

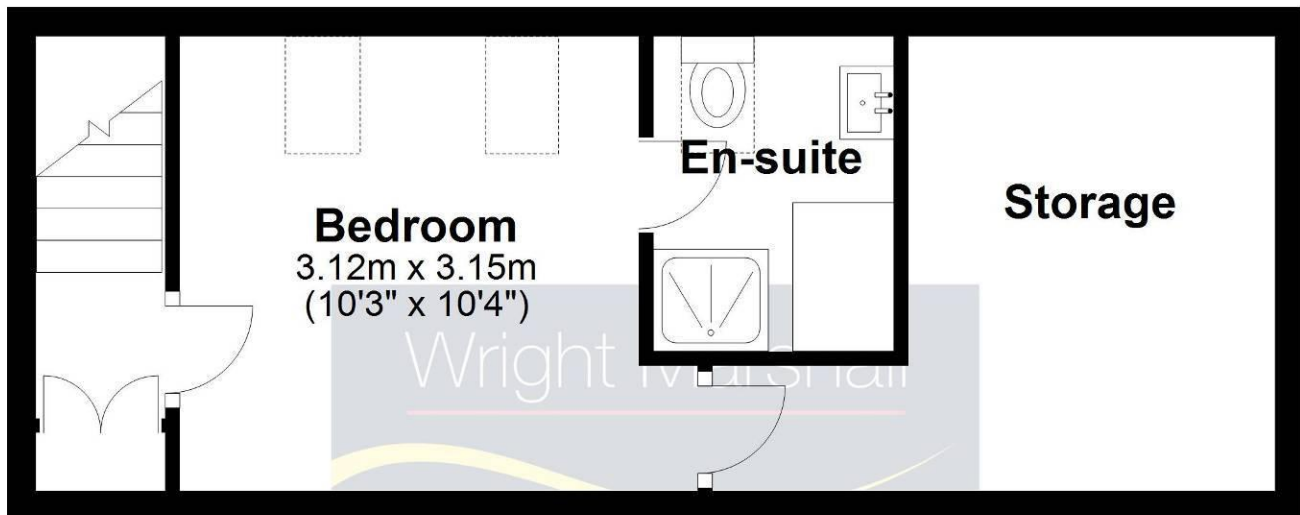
Living Room

3.68m x 3.70m
(12'1" x 12'2")

Porch

First Floor

Approx. 26.5 sq. metres (285.3 sq. feet)





Wright Marshall
Estate Agents

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