



70 COLLEYS LANE | WILLASTON | NANTWICH | CHESHIRE | CW5 6NT | OIRO £339,950



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

70 Colleys Lane

Willaston, Nantwich, Cheshire, CW5 6NT

An outstanding substantially extended & beautifully appointed Detached Three Double Bedroom, Two Bathroom Dormer Bungalow enjoying a delightful front aspect and engaging internal accommodation including a rear Garden Room.

Briefly comprising; Entrance Hall, Expansive Dining Family Room (22'0" x 12'0"), open to Living Room leading to the beautiful Garden Room (14'6" x 8'9"), Kitchen Breakfast Room, Bathroom, Bedroom One, Bedroom Two.

Stairs rising from the Dining Family Room to Bedroom Three & Shower Room.

Double Garaging, vast driveway providing extensive off road parking & space for several vehicles & caravans/motor homes etc.

Manageable & attractive lawned rear garden with paved patio area with partial cover, ideal for relaxing & entertaining.

UPVC D.G. & Gas C.H





NANTWICH

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Continue along Hospital Street to the Churches Manson roundabout & take the 3rd exit off the roundabout onto Crewe Road. Continue to the Peacock Public House roundabout & proceed over, taking the 2nd exit onto 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).

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 ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Highly attractive entrance door. UPVC double glazed window to front, ceiling light points.

DINING FAMILY ROOM

22' 0" x 12' 0" (6.71m x 3.66m) An outstanding light & spacious room with dual aspect, being open to the excellent Living Room with Garden Room beyond.

Ceiling light point, ceiling coving, uPVC double glazed bay window to the front, radiator, uPVC double glazed window to side, highly attractive wood burning stove inset into wood surround upon tiled hearth. Stairs rising to the first floor.

LIVING ROOM

12' 9" x 12' 0" (3.89m x 3.66m) Spacious & attractively decorated with the outstanding Garden Room beyond.

Ceiling light point, ceiling coving, radiator, TV point, electric stove inset within timber surround upon hearth, panel glazed door to Hall.

GARDEN ROOM

14' 6" x 8' 9" (4.42m x 2.67m) Brick construction with stunning atrium roof, with uPVC double glazed windows & French doors, recessed ceiling spot lights, radiator.





LIVING ROOM LEADING TO GARDEN ROOM (ABOVE)

DINING ROOM (BELOW)





KITCHEN BREAKFAST ROOM

BEDROOM ONE

13' 10" x 11' 2" max (4.22m x 3.4m) Beautifully decorated with ceiling light point, radiator, uPVC double glazed French doors leading to the rear garden.

BATHROOM

8' 7" x 6' 1" (2.62m x 1.85m) Chic & elegant in presentation, with a luxurious roll top slipper bath with chrome mixer taps & telephone style shower attachment. Ceiling light point, Victorian style pedestal wash hand basin & low level WC. 2 UPVC Double glazed windows, fully tiled walls, highly attractive Victorian style chrome & ceramic towel rail/radiator, attractive wood effect tile floor.



KITCHEN BREAKFAST ROOM

10' 10" x 10' 6" (3.3m x 3.2m) Comprehensively well equipped with highly attractive range of cream coloured wall, base & drawer units to four elevations incorporating wood effect roll top laminate work surface with inset stainless steel sink unit & mixer tap, and breakfast bar. Ceiling light point, uPVC double glazed window & door, part tiled walls, wood effect floor.

Dual fuel range style cooker with substantial gas hob & electric ovens below. Extractor over. Integrated dishwasher. Space & plumbing for washing machine. Integrated fridge & freezer.



BEDROOM ONE & TWO





BEDROOM THREE

BEDROOM TWO

10' 6" x 9' 10" (3.2m x 3m) An excellent size room with ceiling light point, radiator, uPVC double glazed window.

SECOND FLOOR LANDING

Ceiling light point. Roof light.

BEDROOM THREE

11' 2" x 9' 7" (3.4m x 2.92m) (Part restricted head room). Ceiling light point, uPVC double glazed window to rear, radiator, under eaves storage.

SHOWER ROOM

Corner shower cubicle with mains shower (fully tiled where visible), low level WC, wash hand basin inset into built in vanity unit with exposed pine doors to base level cupboard. Exposed pine ceiling with inset roof light, part tiled walls.





REAR ELEVATION

EXTERIOR

The property stands on a particularly generous plot, boasting an outstanding amount of off road parking for several vehicles, including ample storage / hard standing for caravans, boats, motorhomes etc. Standing well back from the lane itself, the property is accessed via timber gates to the front & over an extensive brick paved driveway with a vast gravelled area for additional parking etc. The brick paved driveway extends to the side of the property. A double garage with 2 up & over doors is located to the rear with timber carport to front. Timber summerhouse / store with paved patio to front. There is a good size lawn with paved pathway & various shrubs & plants. There is a covered patio directly to the rear of the property. Cold water tap & lighting.

DOUBLE GARAGE

2 Up & over doors, power & light

EPC RATING: D

COUNCIL TAX BAND: E





REAR GARDEN

SERVICES

All mains water, gas, electricity & drainage services are connected (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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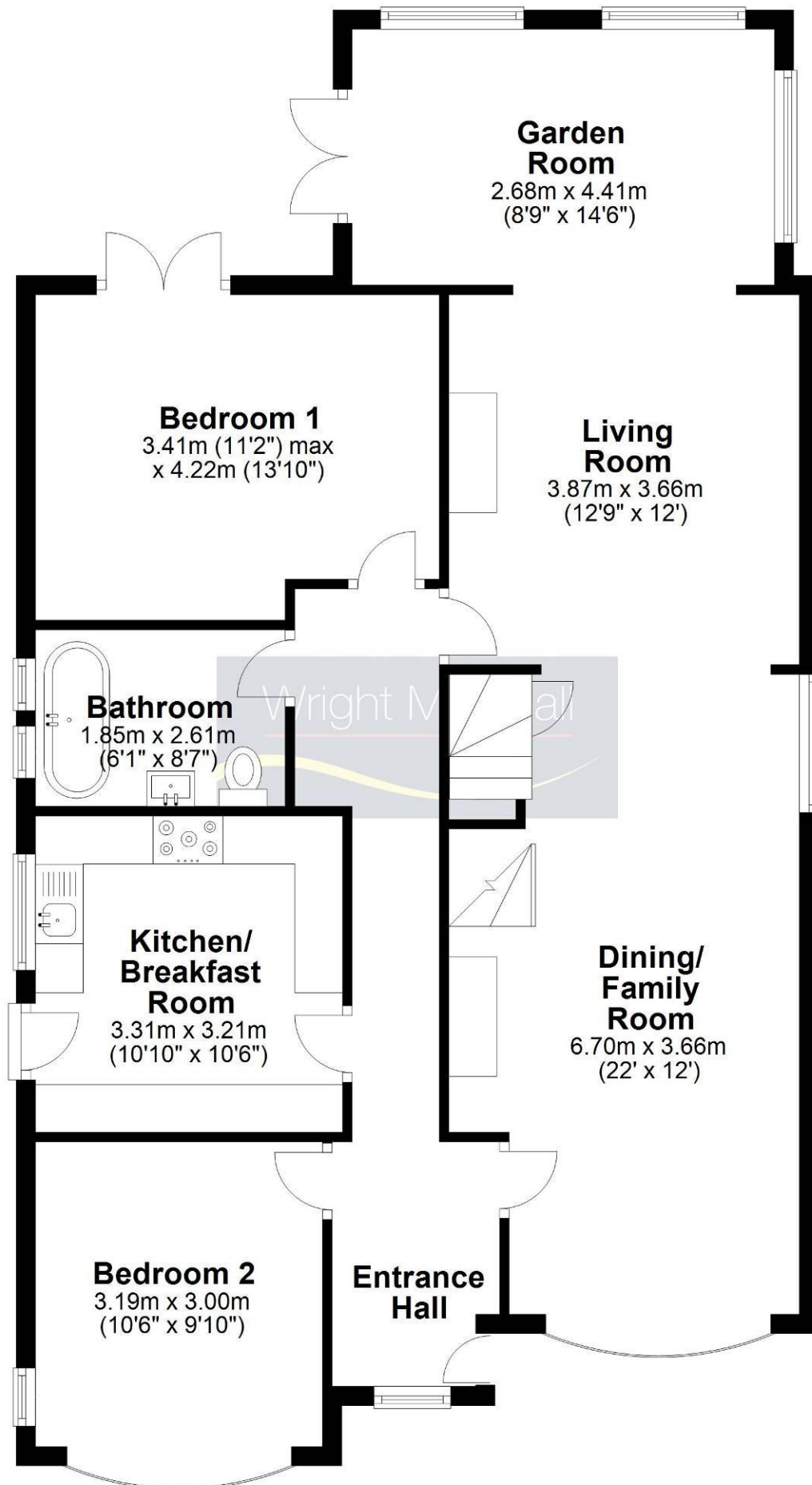
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MARKET APPRAISAL

"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.

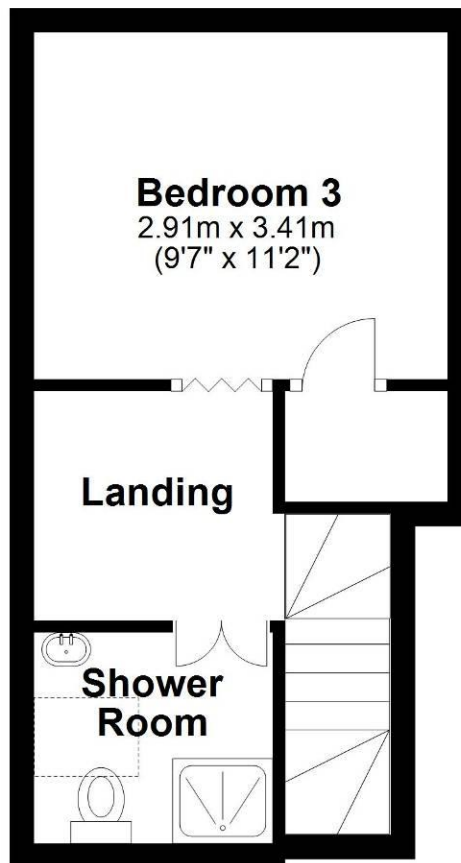
Ground Floor

Approx. 103.4 sq. metres (1113.4 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.2 sq. feet)





NOTES

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall Fine & Country

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