



10 HERRICK CLOSE | WISTASTON | CHESHIRE | CW2 8DX | OIRO £224,950



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

10 Herrick Close

Wistaston, Cheshire, CW2 8DX

An extended Five Bedroom, Two Bathroom Semi Detached House providing spacious and versatile accommodation. Occupying a pleasant position within a popular cul de sac, within a desirable established area.

Briefly comprising; Entrance Hall, Living Room, Dining Room, Breakfast Kitchen, Integral double Garage. First Floor Landing, Master Bedroom One and Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom.

Tarmacadam driveway to front with lawned corner plot gardens to front and side.

Rear lawned garden with patio and various plants.

UPVC double glazing and gas central heating.





NANTWICH

DESCRIPTION

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First Floor Landing, Master Bedroom One and Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom.

Tarmacadam driveway to front with lawned corner plot gardens to front and side. Rear lawned garden with patio and various plants. uPVC double glazing and gas central heating.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe.

Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away.

The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email: admin@berkeley.cheshire.sch.uk.

Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 onto the M6 motorway, being approximately 6 miles distance.

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

Attractive black pvc entrance door with 2 glazed panels. Ceiling light point, smoke detector, telephone point, tiled floor.

Door to the living room and stairs rising to the first floor.

LIVING ROOM

13' 6" x 11' 10" (4.11m x 3.61m) A delightful room filled with an abundance of natural light. Ceiling light point, deep sill to uPVC double glazed box bay window to the front, wood effect laminate floor, TV point, radiator, fireplace with painted timber surround with marble inset and hearth and electric fire. Under-stairs storage cupboard. double opening doors to the dining room.

DINING ROOM

15' 0" x 8' 11" (4.57m x 2.72m) Two ceiling light points, wood effect laminate flooring, uPVC double glazing French doors to the rear. Door to the kitchen.

KITCHEN BREAKFAST ROOM

14' 2" x 7' 10" (4.32m x 2.39m) comprehensively well equipped with a range of light wood effect wall base and drawer units to three elevations incorporating granite effect roll top work surfaces with inset 1.5 bowl sink unit with mixer tap. Cupboard housing 'Worcester Bosch' gas central heating boiler (serviced annually). Ceiling light point, uPVC double glazed window to the rear, part tiled walls, uPVC double glazed door to the rear, ceramic tile flooring & breakfast bar.

4 burner gas hob with extractor over, double electric oven/grill, space and plumbing for dish washer and washing machine, space for fridge freezer.

Door to the integral Garage.

INTEGRAL DOUBLE GARAGE

16' 4" x 14' 2" (4.98m x 4.32m) Up and over door, power and light.



KITCHEN BREAKFAST ROOM (ABOVE)

DINING ROOM (BELOW)





MASTER BEDROOM ONE

FIRST FLOOR LANDING

Ceiling light point and loft access.

MASTER BEDROOM ONE

14' 2" x 14' 1" (4.32m x 4.29m) Ceiling light point, uPVC double glazed window to the front, TV point, range of wood effect fitted wardrobes. Door to Ensuite Shower Room.

ENSUITE SHOWER ROOM

Corner Shower cubicle with mains shower (fully tiled where visible), low level WC, pedestal wash hand basin, recessed ceiling spot lights, uPVC double glazed window to the side, part tiled walls and tile effect floor, chrome ladder radiator/towel rail, electric fan.

BEDROOM TWO

11' 6" x 8' 9" (3.51m x 2.67m) Ceiling light point, uPVC double glazed window to the rear.

BEDROOM THREE

10' 11" x 7' 10" (3.33m x 2.39m) Ceiling light point, uPVC double glazed window to the front, radiator.

BEDROOM FOUR

10' 3" max x 8' 3" max (3.12m x 2.51m) Ceiling light point, uPVC double glazed window to the rear, radiator.

BEDROOM FIVE

7' 8" x 6' 10" (2.34m x 2.08m) Ceiling light point, uPVC double glazed window to the front, radiator, bulk head.

FAMILY BATHROOM

Panel bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, ceiling light point, electric fan, fully tiled walls, uPVC double glazed window to the rear, chrome ladder radiator towel rail, wood effect flooring.

EXTERIOR

The property sands on an excellent corner plot, with a lawned frontage and Tarmac driveway, lawned side garden and a pleasant rear garden being predominantly laid to lawn.

EPC RATING: D

COUNCIL TAX BAND: C





ENSUITE SHOWER ROOM (ABOVE)

FAMILY BATHROOM (BELOW)





BEDROOMS





REAR ELEVATION

SERVICES

All mains gas, water, 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 9.00-4.00pm.

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.

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MARKET APPRAISAL

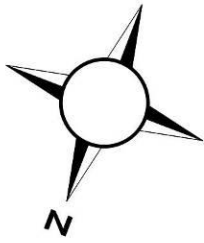
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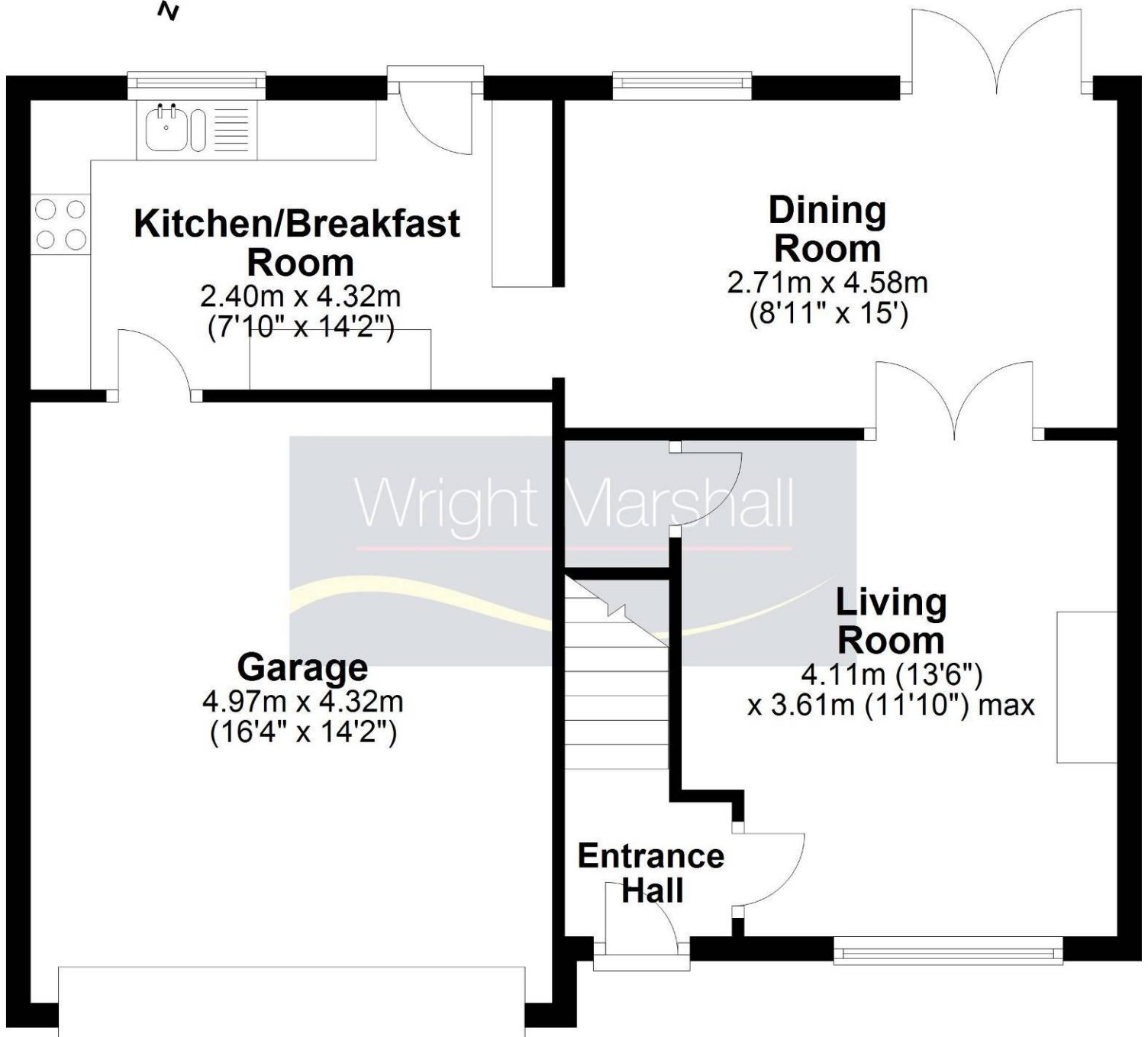
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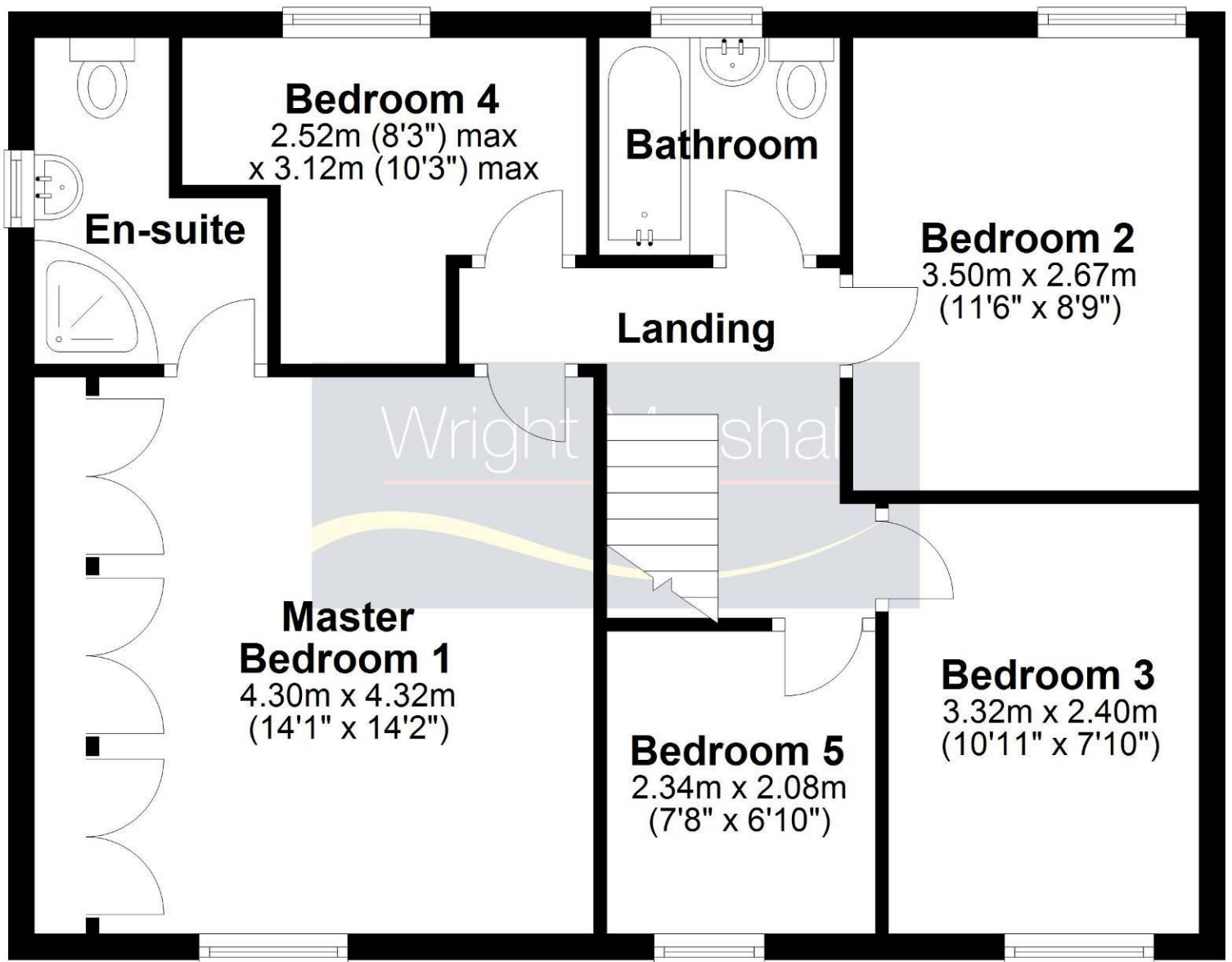
Ground Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.4 sq. feet)





Wright Marshall
Estate Agents

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Wright Marshall Fine & Country

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