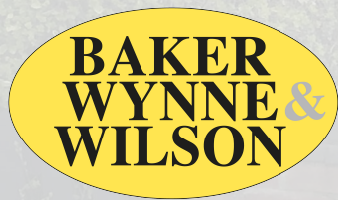




FOR SALE
BAKER
WYNNE
WILSON
01220 625 214

10 Wistaston Road, Willaston, Nantwich, Cheshire, CW5 6PX
Offers Over £100,000



A RARE OPPORTUNITY TO ACQUIRE A SEMI DETACHED END TERRACE VILLAGE HOUSE REQUIRING AN EXTENSIVE PROGRAMME OF MODERNISATION.

Living Room, Dining Room, Kitchen, Two Bedrooms, Large Garden to Rear

LOCATION AND AMENITIES

Willaston village is a thriving village community offering day-to-day facilities within Wistaston Road, including a general store, public houses, take-away and hairdressers. Willaston has also has a highly recommended primary school and regular bus service to-and-from Nantwich and Crewe. The historic market town of Nantwich is approx. 2 miles distance and contains a wide variety of shopping and social amenities. Crewe, with fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) is approx. 4 miles. The M6 motorway (junction 16) is approx. 10 minutes drive.

THE ACCOMMODATION COMPRISES

LIVING ROOM

12'3" x 11'6"
understairs store

SITTING ROOM

10'4" x 9'9"
Built in cupboards

KITCHENETTE

7'6" x 6'6"
Personal door to rear

FIRST FLOOR LANDING

BEDROOM (FRONT)

14'3" x 12'3"

BEDROOM

10'9" x 9'8"

OUTSIDE

Shared pedestrian access to the side of the property leading to the rear.
The rear garden directly behind the property. (See enclosed plan).

SERVICES

All main services are available

TENURE

FREEHOLD

VIEWING

The property is in a poor state of repair, any prospective purchasers are to enter at their own risk and we will not be liable.
- The property will be sold as seen including with the present contents.

LOCAL AUTHORITY

Cheshire East - 03001235500

TOWN AND COUNTRY PLANNING ACT

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

SALE BY INFORMAL TENDER

12 NOON ON THE 6TH JUNE 2022

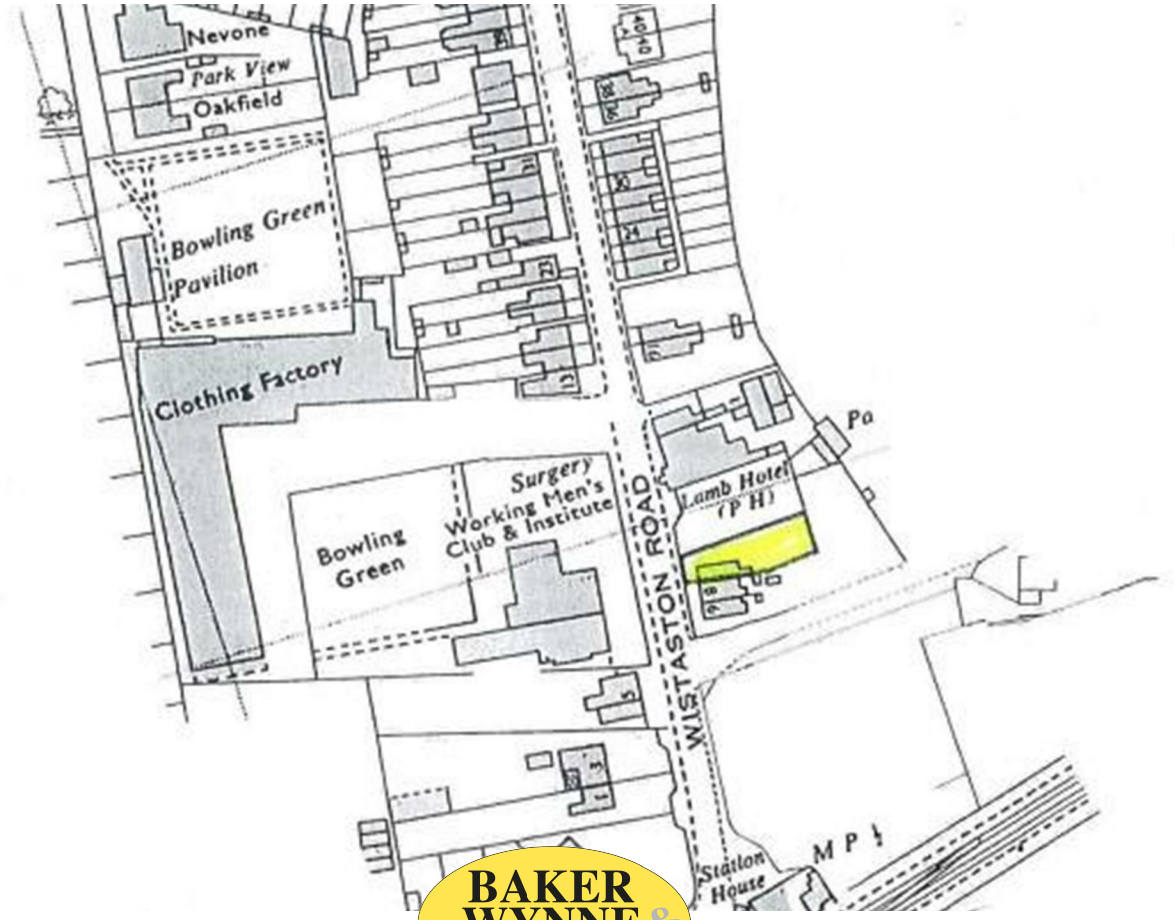
Tender forms are available at 38 Pepper Street, Nantwich, Cheshire, CW5 5AB

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the tender.

ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.




**BAKER
WYNNE &
WILSON**





www.bakerwynneandwilson.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(01-11) B		
(09-10) C		
(05-08) D		
(09-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

