



4 Chesterton Way, Wychwood Village, Weston, Cheshire, CW2 5NZ

Guide Price £195,000

**BAKER
WYNNE &
WILSON**

SUMMARY

L-shaped lounge incorporating Dining Area, Kitchen, Master Bedroom, En-Suite, Bedroom, Shower Room, Garage, Communal Gardens.

DIRECTIONS

From junction 16 of the M6 motorway, follow the signs for Crewe and Nantwich on the A500, at the first roundabout, bear left and at the next roundabout turn left (signed Betley), turn left at the roundabout into Wychwood Village, continue along here and Chesterton Way is the third turning on the right hand side.

From Nantwich proceed along the A51 London Road, over the level crossings and continue straight through the traffic lights, at the roundabout take the fourth roundabout (signed Shavington) onto Newcastle Road, proceed the village of Hough and at the next roundabout take the third exit (signed Betley) and first left into Wychwood Village and then as above.

LOCATION AND AMENITIES

The property is located within Wychwood Village with immediate access to Cheshire countryside and various walks. The beautiful city of Chester is 20 miles away. North Wales, The Lake District, Peak District National Park, and the Shropshire Countryside are an hours car journey away. Surrounding business centres include Crewe, with fast intercity railway service (London Euston 90 minutes, Manchester 40 minutes) 5 miles, Nantwich town centre 5 miles, M6 motorway (junction 16) 2½ miles, Weston village 2 miles and Betley 2½ miles.

DESCRIPTION

The apartment is of brick construction under a tiled roof, originally built by Bovis Homes, to their usual impeccable quality. Any purchaser will enjoy a pleasant aspect as the apartment is located within the first floor which is served by a lift. The main lounge and dining area enjoying aspects both South and East. The kitchen has an easterly aspect over the courtyard which is gated and restricted to residents of the apartments only. The master bedroom enjoys en-suite facilities and there is a further bedroom and shower room.

THE ACCOMMODATION COMPRISES:

(with approximate measurements)

L-SHAPED LOUNGE

22'0" x 19'10"

(incorporating Dining Area)

Attractive contemporary style limestone fireplace housing gas coal effect fire, three central heating radiators, ceiling cornices, three windows, Sky HD television sockets, terrestrial television plug and telephone connection.





KITCHEN

14'2" x 11'2"

Laminate tile-effect flooring, matching wall and base units with granite worktops. Built-in appliances include a fridge freezer, Hotpoint microwave, Electrolux double oven, Hotpoint four-ring gas hob with matching extractor hood, and Whirlpool dishwasher. Plumbing available for a washer or dryer. Spotlights, ceiling cornices, radiator, half-tiled walls, extractor fan, and double-glazed windows to the rear. Baxi combi boiler housed within a storage cupboard.

MASTER BEDROOM

11'8" x 10'5"

Exclusive range of fitted Ladies and Gents wardrobes, TV aerial and telephone points, ceiling cornices, double glazed window, central heating radiator.

EN-SUITE

Laminate flooring, fully tiled walls, spotlights, extractor fan, heated towel rail. Three-piece suite comprising a pedestal sink, low-flush WC, and a panel bath with a glass shower screen.

BEDROOM

10'1" x 10'1"

Double glazed window, central heating radiator, ceiling cornices.

SHOWER ROOM/CLOAKROOM

Laminate tile-effect flooring, fully tiled walls, heated towel rail, spotlights, extractor fan. Three-piece suite comprising a low-flush WC, pedestal sink, and a glass shower cubicle.

OUTSIDE

Communal gardens, maintained within the service charge.

GARAGE, within the courtyard, of brick construction, up-and-over door, part boarded loft with power and light, accessed via electrically operated gates, restricted to residents only. Ample parking.

SERVICES

All Mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

LEASEHOLD - 999 years from June 2007

With vacant possession upon completion.

VIEWING

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
C869-Sept-13

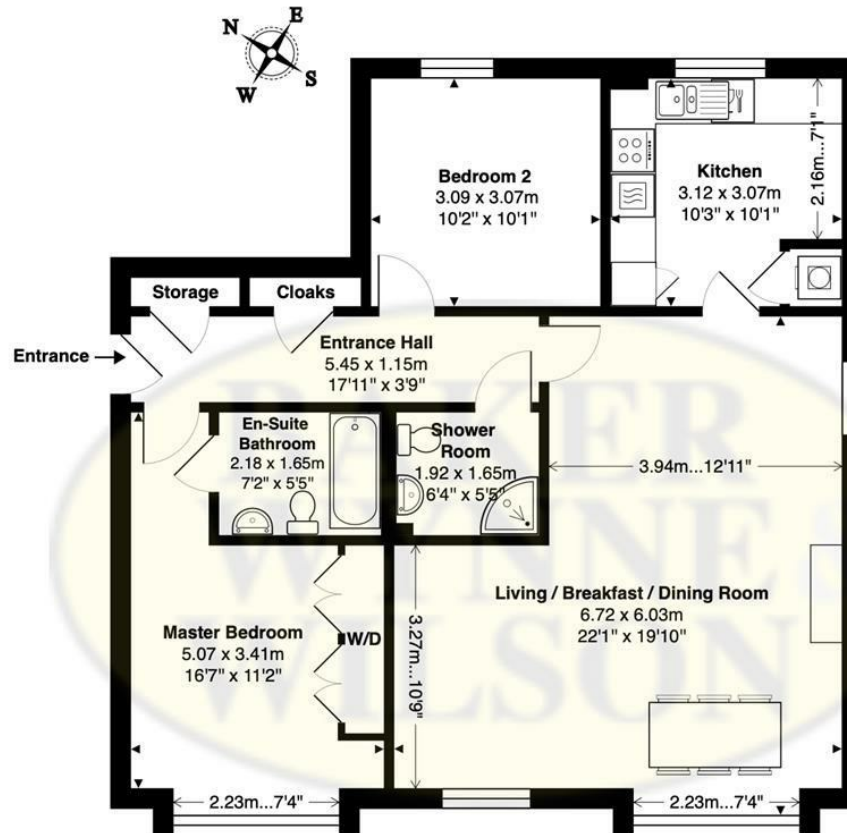


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Approximate Gross Internal Area: 84.6 m² ... 911 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floorplan produced by Leon Sancese Green house EPC Ltd 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) 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
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