



TO LET

£1,795 Per Calendar Month

11 Warwick Gate, Nantwich, CW5 8DY

This is an excellent opportunity to rent a wonderful spacious family home in the village of Aston. The property is presented to an very high standard and briefly comprises a porch, reception hall, cloaks with W.C, dining room, living room and large open plan breakfast kitchen. There is also a utility room off the kitchen and a double garage. There are four bedrooms and three bathrooms. The property has gardens, double garage, oil heating and double glazed windows.



- Spacious Detached Family Home
- Located in the Village Of Aston
- Hall, Cloaks with W.C, Utility
- Lounge, Diner, Breakfast Kitchen
- Four Bedrooms, 3 Bathrooms
- Gardens, Drive, Double Garage



2 Reception
Room/s



4 Bedroom/s



3 Bath/ shower
room/s



Location

Located within the village of Aston, Warwick Gate is on a small exclusive development. The village of Aston has a cricket club and The Bhurtpore Inn now named "The Bhurty", which is renowned for its real ale and quality food and is approx. ½ mile distance. Wrenbury (2 miles) has its own doctor's surgery, railway station, Post Office, general store, local pubs, access to the canal and primary school. As well as Wrenbury primary education is available at Sound Primary School, with secondary schools in Nantwich, Whitchurch and Malpas. There is a free school bus from Aston into Nantwich. Private schools in the area include the Kings School, Queens School, The Grange in Northwich and Abbey Gate College in Saighton.

Nearby Nantwich is a charming market town set beside the River Weaver with a wide range of bars, restaurants, high street and speciality shops, and several supermarkets.

Despite its rural setting, the property has excellent transport links with easy access to the North West, North Wales and the Midlands through Cheshire's network of major trunk routes and the M6 motorway. There are local and intercity rail services from Wrenbury and Nantwich, and mainline services to London Euston taking approximately 90 minutes from Crewe. Nantwich is 4 miles away, whilst the larger business centre of Crewe is 10 miles, with fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) and the M6 motorway (junction 16).

Brief Description

Halls are delighted to be instructed to let 11 Warwick Gate.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

A spacious 4 bedrooomed property that has wonderfully well laid out accommodation for the modern family. The property is well presented throughout and has a superb open plan kitchen/breakfast/family room with French doors leading to the rear patio. The kitchen has a range style cooker, integrated dishwasher and integrated fridge freezer. The main sitting room is well portioned with a feature fireplace with inset log burning stove. French doors from here lead to the rear decked area. There is a further reception room that is currently used as a dining room that over looks the front of the property. Completing the accommodation on the ground floor is a utility room with plumbing for a washing machine and there is also a guest WC off the hall.

On the first floor there is a principle bedroom with en suite facilities and built in wardrobes, bedroom 2 with en suite facilities and 2 further double bedrooms and a family bathroom with panelled bath, separate shower enclosure, wash hand basin and W.C.

Outside & Gardens

To the front of the property, there are lawned areas either side of the driveway, ample parking for circa four vehicles. The drive continues to a double garage. To the rear there are lovely south westerly facing private gardens, a patio, a decked area and lawns that wraps around to the side of the property.

Directions & What 3 Words

From Nantwich, proceed towards Whitchurch along Shrewbridge Road (A530) past Nantwich Lake, upon reaching Aston, Warwick Gate can be found on the right hand side.

W3W- lunged.averages.replaying

Conditions

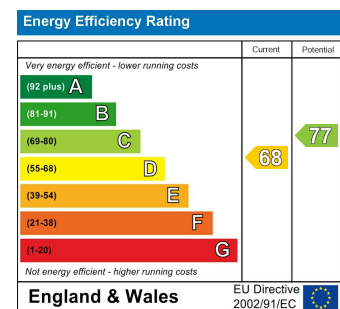
Rent £1,795 and Deposit payable in advance.

Sorry No smokers

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW

Energy Performance Ratings



01948 663230

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
Email: whitchurchlettings@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.