



28 CHURCH LANE | WISTASTON | CHESHIRE | CW2 8HA | OIRO £285,000



Nestled in the charming area of Wistaston, this delightful mature three bedroom semi-detached house provides extensive opportunity for buyers yearning to add their own stamp to a classic period home in a highly favourable locality. The inviting layout of the house ensures a warm and welcoming atmosphere which could easily be reconfigured if preferred - with huge potential to extend and enlarge the home to the side & rear (subject to any necessary consents).

The property also benefits from particularly generous gardens whilst the frontage provides ample off road parking which could be enlarged if required.

The accommodation briefly comprises; Entrance Porch with stunning original door & stained glass opening to the Entrance Hall, Living Room, Dining/Sitting Room, Conservatory, Breakfast Kitchen, Utility Room, Study. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Located in Wistaston, you will find yourself in a friendly community with access to local amenities, schools, and parks, making it an excellent choice for families. The area is well-connected, allowing for easy travel to nearby towns and cities.

This semi-detached house on Church Lane is not just a property; it is a place where you can create lasting memories. Whether you are looking to settle down or invest, this home presents a wonderful opportunity in a sought-after location.

Do not miss the chance to make this charming house your new home.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Turn left into Church Lane where the property will be observed on the right hand side.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. 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 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

NEARBY NANTWICH TOWN

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.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE PORCH 6'7 x 2'1

ENTRANCE HALL 14'5 x 6'9



LIVING ROOM 15'3 x 11'8



DINING / SITTING ROOM 13'0 x 11'2

CONSERVATORY 9'8 x 7'10





BREAKFAST KITCHEN 18'9 x 7'6





UTILITY ROOM 12'1 x 5'8

FIRST FLOOR LANDING 8'5 x 7'3

STUDY 8'6 x 6'1





BEDROOM ONE 13'0 x 11'2

BEDROOM TWO 13'0 x 11'8



BEDROOM THREE 8'9 x 6'8

BATHROOM 8'5 x 7'3





ATTACHED SINGLE GARAGE 14'3 x 8'3

EXTERIOR

The glorious mature gardens are of a superb proportion both to the front & rear, featuring large lawns. There is a plethora of established shrubs, plants & trees together with extensive seating / entertaining areas.

Driveway to front with space for ample off road parking which could easily be further enlarged if required.

The rear garden is an absolute delight featuring an ornamental pond, shed and ample opportunity for buyers to create their own haven.

It is also worth noting that there is also potential to extend the existing accommodation to the side and rear, subject to any necessary consents etc.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired 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 & PLANS

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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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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.

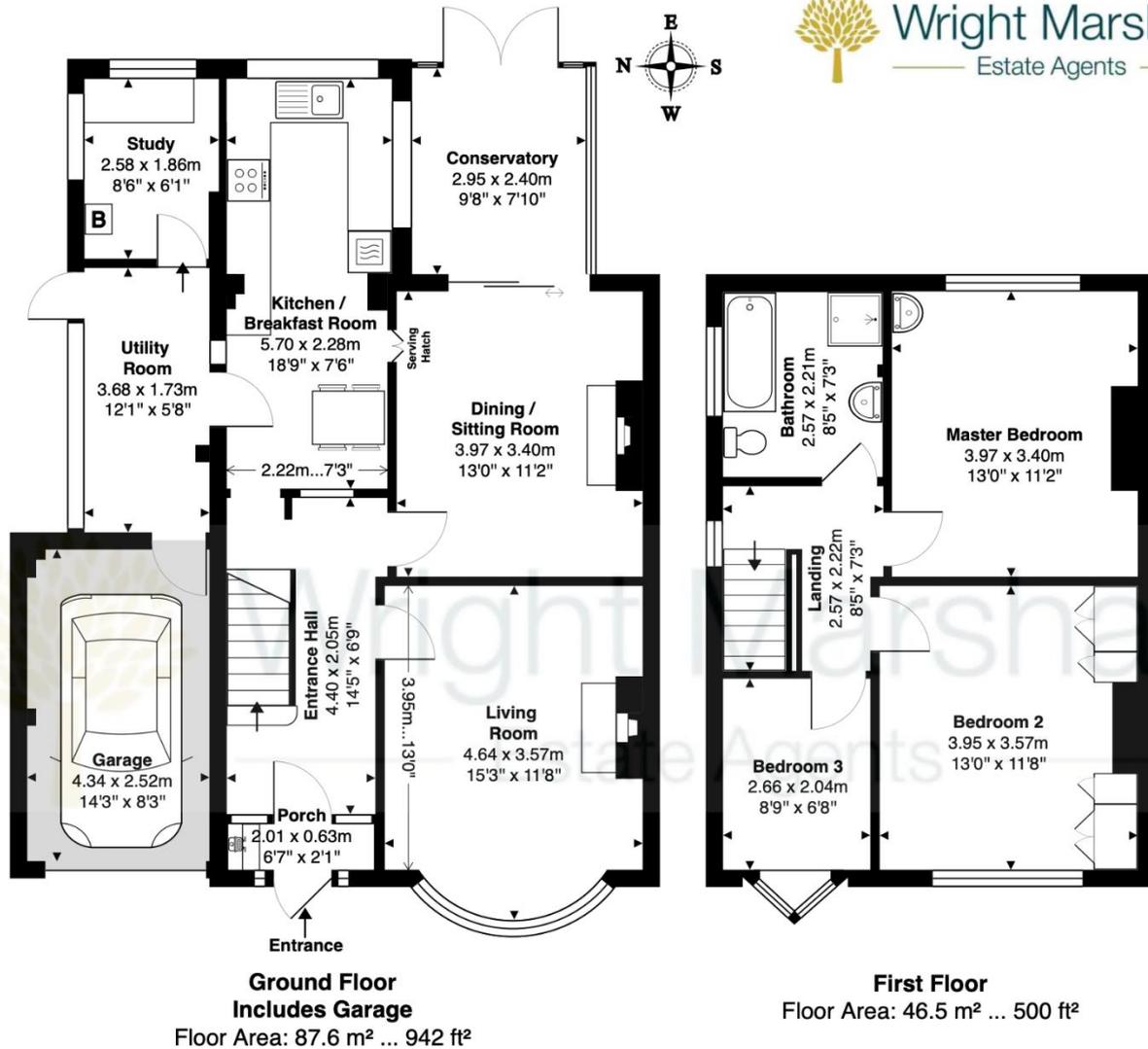
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.





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Approximate Gross Internal Area: 134.0 m² ... 1443 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.