STUNNING INTERIORS

Carefully designed with day to day living in mind, the impressive open plan kitchen / dining area is the real hub of the home and provides the perfect social space for cooking and entertaining. The contemporary Symphony fitted kitchen offers an abundance of storage facilities, cleverly hidden within sleek units which are fully customisable dependent on build stage. The dining area benefits from uninterrupted views over the rear garden through the French doors, creating a bright and airy ambience.

STYLISH FEATURES

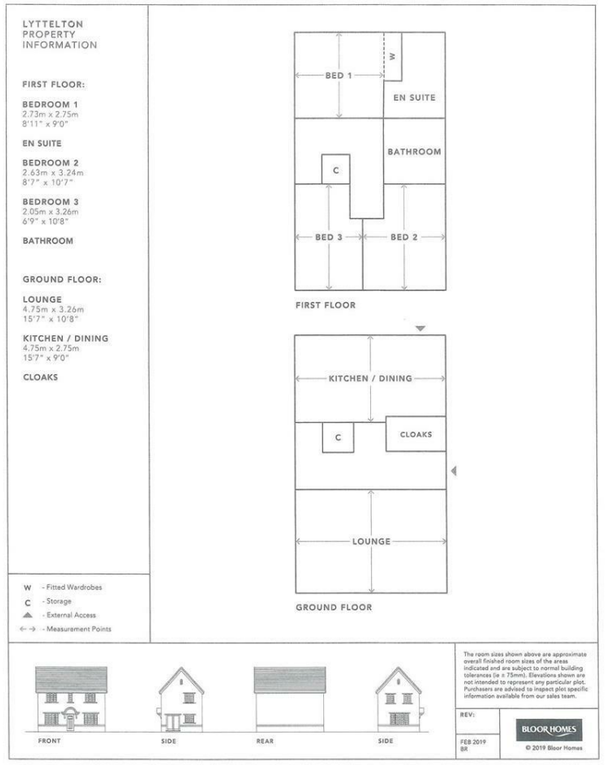
Off the entrance hall you'll find the convenient cloakroom and substantial lounge featuring large windows to flood the room with natural light, a perfect homely space for all the family to relax at the end of the evening.

FUNCTIONAL LIVING

Upstairs boasts three generous bedrooms. Bedroom two would make an ideal guest room with a range of storage facilities, the third bedroom would be perfect as a childs bedroom with ample space for storage. All bedrooms benefit from access to the stunning family bathroom complete with a sparkling white Roca suite and complementing chrome fixtures and fittings.

LUXURIOUS RETREAT

The master bedroom is a haven of tranquillity, the perfect place for relaxation at the end of the day. Enjoy the privacy of your own en suite facilities complete with stylish mirror fronted wardrobes.



Wright Marshall
Estate Agents

14 PEN ROAD, WISTASTON, CREWE CW2 8WL

OFFERS IN THE REGION OF £295,000

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EDGE OF DEVELOPMENT POSITION - FREEHOLD
Nestled in the charming area of Wistaston, this delightful three bedroom, two bathroom semi-detached house offers a perfect blend of comfort and convenience. The layout is thoughtfully designed, providing a warm and inviting atmosphere throughout whilst the open view to the front is a gem of an outlook.
This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its delightful landscaped part walled garden, driveway for two vehicles and cul de sac position this property is sure to appeal to a wide range of buyers. UPVC D.G. & Gas C.H.

DESCRIPTION

Nestled in the charming area of Wistaston, this delightfully presented three bedroom, two bathroom semi detached double fronted contemporary house exudes cosy comfort throughout. The present owners have stylishly presented the modern home featuring gorgeous panelling & an outstanding landscaped garden to the rear being perfect for evening soirees.
The exceptional ground floor maximises comfort, light & space with the excellent kitchen diner & living room with its outstanding open view o the front.
Briefly comprising; Entrance Hall, Cloaks WC, Living Room with dual aspect, Kitchen Diner. First Floor Landing, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom.
Tarmacadam driveway with space for two vehicles. The rear garden is a wonderful safe and secure part walled space – perfect for families & pets, enjoying distinctive stylish design featuring rich planting, sleek lines and fantastic lighting. With a lawn, patio, and stunning planting, the garden really is a wonderful addition to the glorious home.

The property is located in a sought-after leafy residential locality within a very short walk to nature and parkland walks, ensuring a peaceful atmosphere while still being conveniently close to local amenities.
This delightful property presents a wonderful opportunity to create lasting memories in a beautiful setting.
AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. Turn left into Teal Way and follow Teal Way to the right. Take the right turn into Pen Road 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.

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.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

CLOAKS WC

LIVING ROOM

15'7 x 10'8 (4.75m x 3.25m)

KITCHEN DINER

15'7 x 9'0 (4.75m x 2.74m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

8'11 x 9'0 (2.72m x 2.74m)

ENSUITE SHOWER ROOM

BEDROOM TWO

8'7 x 10'7 (2.62m x 3.23m)

BEDROOM THREE

6'9 x 10'8 (2.06m x 3.25m)

FAMILY BATHROOM

EXTERIOR

The property stands on a wonderful corner plot position overlooking the green space and boasts a Tarmacadam driveway providing ample off road parking.
Lawned garden frontage with pretty planting. Part walled garden featuring a lawned area with excellent size patio / entertaining & seating space. Timber shed. Delightful planting featuring specimen shrubs and flowering plants. Pathway to the rear timber gate leading to the parking.

EPC RATING: B

COUNCIL TAX BAND: C

SERVICES

All mains gas, water, drainage & electricity services are 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. (2025 service charge was £165 for the maintenance of the estate and is reviewed annually).

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 , 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; , 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. Your home may be repossessed if you do not keep up repayments on your mortgage.