



14 MILLRACE DRIVE | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 6XG | OIRO £290,000



A stunning detached house located in the desirable location of Wistaston.

The excellent & highly attractive property stands within an extremely popular spot within an established and sought after mature residential development within easy access of both Nantwich & Crewe.

Boasting three bedrooms & two bathrooms there is ample space throughout within the well maintained home.

The accommodation briefly comprises; Entrance Hall, Cloaks WC, Living Room, Dining Room, Conservatory, Kitchen, Utility Room, Integral Single Garage. First Floor Landing, Master Bedroom One With Ensuite Shower Room, Bedroom Two, Bedroom Three & Family Bathroom.

The property offers easy manageable living making it a wonderful place to create lasting memories.

Convenience is key with ample parking available on the double width driveway & wonderful manageable established gardens.

UPVC D.G. & Gas C.H.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue beyond the traffic lights by the vets and proceed ahead. Turn right into Laidon Avenue & left into Fuller Drive. Turn left into Millrace Drive 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 HALL 12'0 x 8'4

CLOAKS WC 5'7 x 4'3





LIVING ROOM 14'9 x 10'8

DINING ROOM 12'4 x 10'8





CONSERVATORY 11'1 x 8'4



KITCHEN 10'3 x 8'11

UTILITY ROOM 8'0 x 6'8

INTEGRAL SINGLE GARAGE 16'5 x 8'9





FIRST FLOOR LANDING

FAMILY BATHROOM 8'8 x 5'6

BEDROOM THREE 9'3 x 8'10





MASTER BEDROOM ONE 12'8 x 10'8



ENSUITE SHOWER ROOM 7'6 x 4'10





BEDROOM TWO 10'6 x 9'3

EXTERIOR

Excellent well proportioned yet manageable lawned gardens to the front & rear. The property benefits from a double width driveway to the front, side access & low clipped hedge to the front. The rear garden is very pretty indeed with a patio area, lawn & variety of shrubs plants & trees (including a specimen Magnolia). There is much privacy in the garden which is a delight.

EPC RATING: D

COUNCIL TAX BAND: D

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!

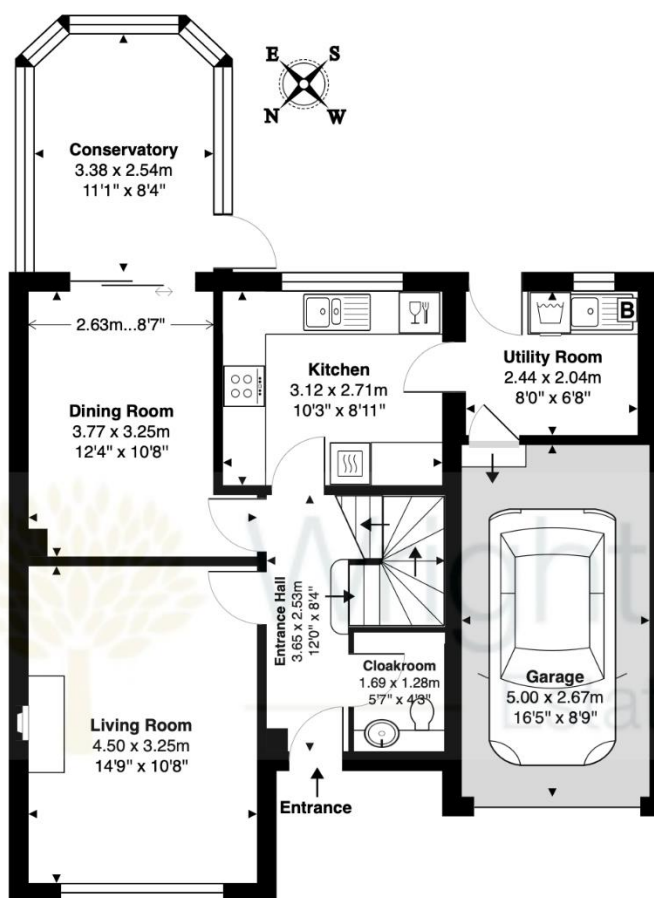
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

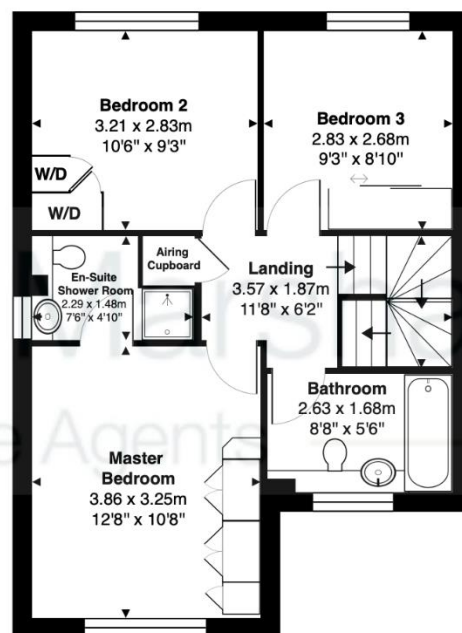




Wright Marshall
Estate Agents



Ground Floor
Floor Area: 74.3 m² ... 799 ft²



First Floor
Floor Area: 45.0 m² ... 485 ft²

14 MILLRACE DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 5XG

Approximate Gross Internal Area: 119.3 m² ... 1284 ft² Includes Garage

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.
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