



25 WHIRLOW ROAD | WISTASTON | CHESHIRE | CW2 6SR | OFFERS OVER £385,000





## SPACIOUS TREATMENT ROOM / OFFICE / HOBBY / LEISURE SPACE PRESENTLY USED AS A WONDERFUL SLEEK & SOPHISTICATED HAIR SALON

Welcome to this stunning detached house located in the desirable locality of Wistaston. The excellent & highly attractive property stands within an extremely popular position within an established and sought after mature residential locality within easy access of both Nantwich & Crewe. Boasting impressive accommodation providing ample space for entertaining guests or simply relaxing with your family. With four good size bedrooms and family bath & shower room, there is plenty of room for everyone to enjoy their own space and privacy. This charming & much improved house offers a generous amount of living space, perfect for those looking for a comfortable & spacious home. The property exudes comfort & warmth, making it a wonderful place to create lasting memories with your loved ones. The accommodation briefly comprises; Entrance Hall, Cloaks WC, wonderfully spacious Living Room with attractive fireplace, Conservatory, Kitchen Diner. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom with separate shower. The exceptional studio / home office (presently used as a sophisticated salon) with separate WC was created from part of the original garage and boasts so many possibilities for uses including flexible bedroom space if required. If required there is still ample opportunity for buyers to convert the remaining single garage or extend to the first floor to create further accommodation (STPP). Convenience is key with ample parking available (though there is further potential to extend this further if required). Attached single garage with electric door & wonderful good size yet manageable family friendly gardens to the front, side & rear. UPVC D.G. & Gas C.H.

**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 Whirlow Road where the property will be observed on the left hand side.

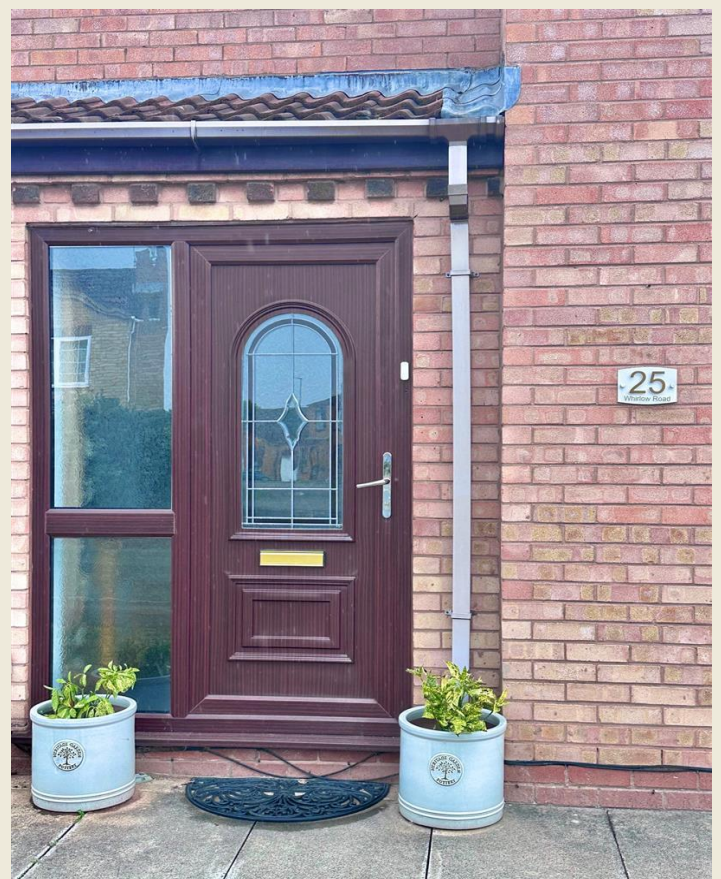
#### WISTASTON

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.

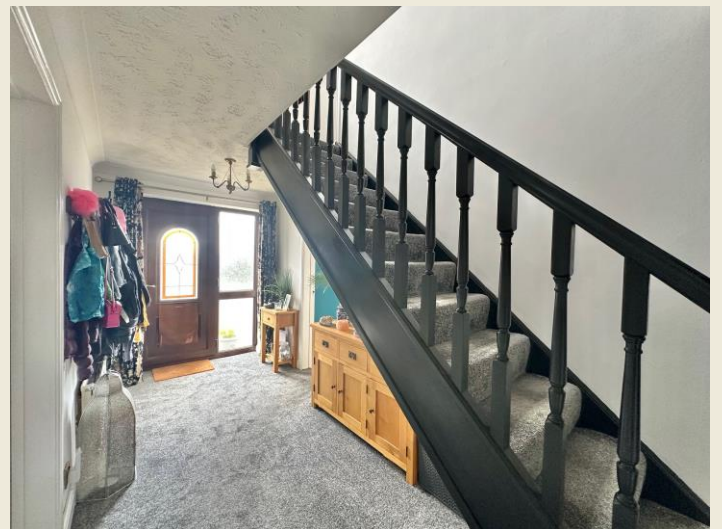
#### NEARBY NANTWICH TOWN

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.



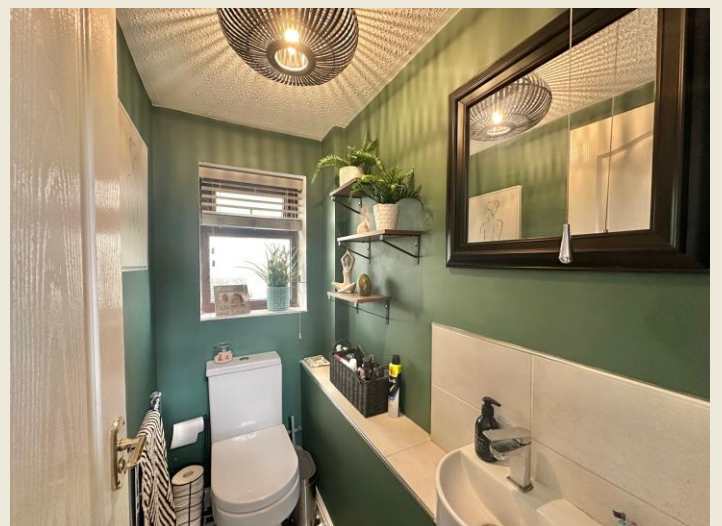




THE ACCOMMODATION:-  
With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS WC







LIVING ROOM







CONSERVATORY





KITCHEN DINING ROOM







FIRST FLOOR LANDING



BEDROOM ONE

BEDROOM TWO

BEDROOM THREE







FAMILY BATH & SHOWER ROOM

BEDROOM FOUR

#### EXTERIOR

Excellent external space with family friendly presentation. Lawned garden to front with specimen pine & double width driveway. There is ample opportunity for buyers to further enhance the parking space if required (perhaps to include space for a camper van, motorhome, caravan, boat etc) as there is additional space to the side of the property. The rear garden is superb and a really safe environment for children & pets with side gate. Extensively lawned there is an entertaining patio & seating space to the rear extending also to the side. Attached single garage with remote roller door.

#### OFFICE / LEISURE ROOM

##### (HAIR SALON WITH SEPARATE WC)

An exceptional space beautifully fitted out with water & electrics fully installed.

Buyers have so many possibilities as to how they would use the outstanding space whether for business use, home office, therapy space, hobby room, gym etc etc.

With the added advantage of a separate WC.

The space could be used as a flexible additional bedroom if required for say a teenager or dependent relative.







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](mailto: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.





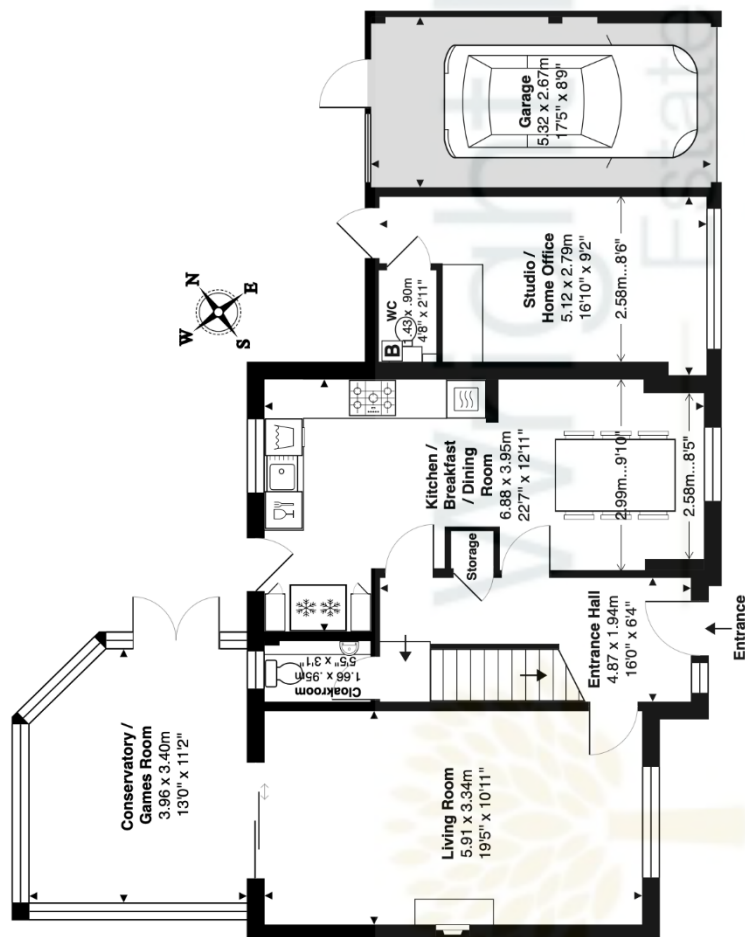




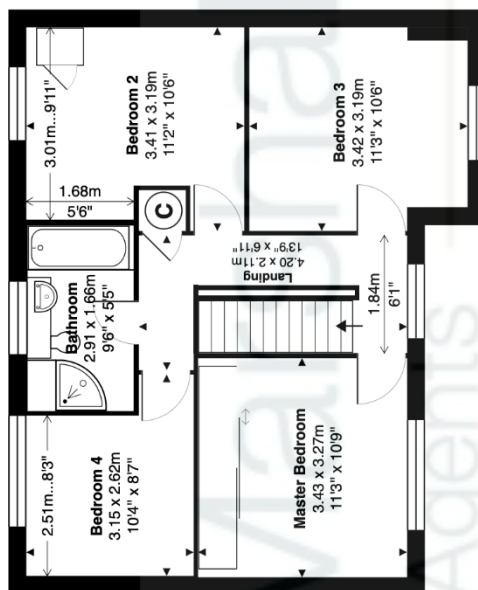








**Ground Floor**  
Includes Studio / Home Office & Garage  
Floor Area: 98.2 m<sup>2</sup> ... 1058 ft<sup>2</sup>



**First Floor**  
Floor Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>

**25 WHIRLOW ROAD, WISTASTON, CREWE, CHESHIRE, CW2 6SR**

Approximate Gross Internal Area: 152.1 m<sup>2</sup> ... 1638 ft<sup>2</sup> Includes Studio / Home Office & 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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