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MISREPRESENTATION ACT 1967.

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Nestled in the highly sought-after area of Wistaston this mid century linear three bedroom semi detached house has been thoughtfully enhanced to provide a superb naturally light & spacious family size home with a perfect blend of comfort and modern living. With an impressive extended kitchen dining family room with French doors opening to the low maintenance rear garden, it provides a wonderful space for entertaining and family gatherings. The design encourages natural light to fill the home, enhancing the warm and inviting atmosphere. Situated in a highly popular location, this home benefits from the convenience of local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community.

## DESCRIPTION

Nestled in the highly sought-after area of 'the poets estate' in Wistaston, this sleek and modern semi detached house offers excellent extended ground floor living space and easy to maintain exteriors.

The heart of the home is undoubtedly the impressive extended kitchen dining family room, which provides a wonderful space for entertaining and family gatherings. This area is complemented by a large living room that features double doors leading to the kitchen, creating a seamless flow between the two spaces. The design encourages natural light to fill the home, enhancing the warm and inviting atmosphere. The accommodation overall briefly comprises; Entrance Hall, spacious Living Room, impressive large Kitchen Dining Family Room, Utility Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom.

Outside, the property features a wider than standard Tarmac driveway providing ample off road parking for several vehicles. Double timber gates to the side open to the fantastic low maintenance rear garden, fully enclosed for privacy, and featuring a delightful patio area with simulated grass beyond. This outdoor space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

Situated in a highly popular location, this home benefits from the convenience of local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its appealing features and prime location, this semi-detached house on Lear Drive is a fantastic opportunity not to be missed.

## DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street continuing ahead at the mini roundabout. Turn left at the 'Churches Mansion' roundabout & at the next roundabout take the third exit onto Crewe Road & proceed through Willaston. Opposite the Co-Op store turn left into Church Lane & turn right into Broughton Lane. Take the right turn into Shelley Drive & turn right into Lear Drive.

## 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

## LIVING ROOM

12'2 x 12'6 max (3.71m x 3.81m max)

## KITCHEN DINING FAMILY ROOM

18'0" reducing to 15'10" x 15'3" (5.51m reducing to 4.83 x 4.65)

## CLOAKS WC / UTILITY ROOM

## FIRST FLOOR LANDING

## BEDROOM ONE

12'8 x 11'7 (3.86m x 3.53m)

## BEDROOM TWO

9'5 x 8'11 (2.87m x 2.72m)

## BEDROOM THREE

8'8 x 6'4 (2.64m x 1.93m)

## FAMILY BATHROOM

## EXTERIOR

The excellent Tarmac driveway provides extensive off road parking. Double opening timber gates to side opening to the excellent enclosed low maintenance garden with contemporary paved patio and simulated lawn beyond. The garden is an ideal space to relax, entertain and simply enjoy the fantastic spot in which the property stands.

## EPC RATING: C

## 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

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.