



104A TEAL WAY | WISTASTON | CHESHIRE | CW2 8WJ | OFFERS OVER £265,000



Nestled in the charming area of Wistaston, this comfortable well presented three bedroom, two bathroom semi detached contemporary house built in approx 2020 by Bloor Homes is wonderfully situated overlooking a delightful open green avenue.

Briefly comprising; Entrance Hall with highly attractive entrance door, Living Room, Kitchen Diner, Utility Room, Cloaks WC. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom.

Approached over a small driveway approach leading to just two properties, there is a Tarmacadam driveway to the side with space for two vehicles, together with an electric car charging point.

The rear garden is an ideal safe and secure space – perfect for families & pets, enjoying a spacious lawn and patio area.

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 and good schools. The area is well-connected, offering easy access to nearby towns and cities, making commuting a breeze.

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 proceed all the way around. The property is situated on the right hand side wonderfully set back within a small 'off shoot road' leading to only two properties and overlooking charming open green space.

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



LIVING ROOM





KITCHEN DINER



UTILITY AREA

SEPARATE WC





FIRST FLOOR LANDING



MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM THREE





BEDROOM TWO

FAMILY BATHROOM

EXTERIOR

Approached over a shared driveway leading to two properties. Tandem Tarmacadam driveway to the side with parking for two vehicles. Small garden frontage & pathway to entrance. Delightful view over green open space 'avenue' to the front. The rear garden offers a safe & enclosed lawned space with patio enabling buyers to add their own stamp etc.

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: nantwicksales1@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.

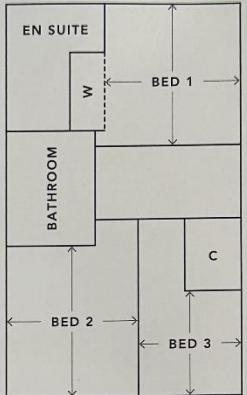
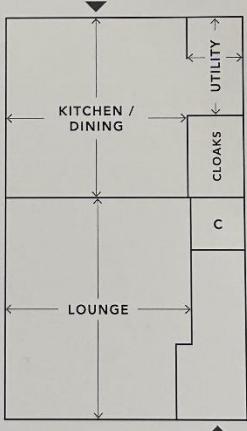
FINANCIAL ADVICE

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; nantwicksales1@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. Your home may be repossessed if you do not keep up repayments on your mortgage.



<p>BYRON PROPERTY INFORMATION</p> <p>FIRST FLOOR:</p> <p>BEDROOM 1 2.77m x 2.93m 9'1" x 9'7"</p> <p>EN SUITE</p> <p>BEDROOM 2 2.69m x 3.10m 8'10" x 10'2"</p> <p>BEDROOM 3 1.99m x 2.10m 6'6" x 6'11"</p> <p>BATHROOM</p> <p>GROUND FLOOR:</p> <p>LOUNGE 3.65m x 4.38m 12'0" x 14'5"</p> <p>KITCHEN / DINING 3.63m x 3.69m 11'11" x 12'1"</p> <p>UTILITY 1.05m x 1.97m 3'5" x 6'5"</p> <p>CLOAKS</p> <p>W - Fitted Wardrobes C - Storage ▲ - External Access \leftrightarrow - Measurement Points</p>	 <p>The First Floor Plan shows a layout with three bedrooms (BED 1, BED 2, BED 3) and an en suite bathroom. The en suite bathroom includes a fitted wardrobe (W) and a storage unit (C). External access (▲) is indicated on the side of the plan.</p> <p>FIRST FLOOR</p>  <p>The Ground Floor Plan shows a layout with a Lounge, a Kitchen / Dining area, a Utility room, and a Cloaks (storage) area. External access (▲) is indicated on the side of the plan.</p> <p>GROUND FLOOR</p>																				
 <p>FRONT</p>  <p>SIDE</p>  <p>REAR</p>  <p>SIDE</p>																					
<p>The room sizes shown above are approximate overall finished room sizes of the areas indicated and are subject to normal building tolerances (i.e. ± 75mm). Elevations shown are not intended to represent any particular plot. Purchasers are advised to inspect plot specific information available from our sales team.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">REV:</td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>FEB 2019</td> <td>BR</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td colspan="5" style="text-align: right;">© 2019 Bloor Homes</td> </tr> </table>		REV:										FEB 2019	BR				© 2019 Bloor Homes				
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