



8 PEN ROAD | WISTASTON | CHESHIRE | CW2 8WL | OIRO £359,000



8 Pen Road, Wistaston, Cheshire, CW2 8WL

With traditional flair to the front elevation, the incredibly attractive recently constructed executive style house stands in a particularly pleasant 'No Through' road and leading to the adjoining open green space walks.
Built by 'Bloor', Wistaston Brook offers excellent contemporary living.

The well appointed family size accommodation briefly comprises:- Entrance Hall, Cloaks/WC, built in Laundry/Utility cupboard with double opening doors, Living Room with box bay window, Kitchen Dining Family Room. First floor landing, Master Bedroom One with built in wardrobes and Ensuite shower room, Bedroom Two, Bedroom Three, Bedroom Four and Family Bath & Shower Room.

UPVC double glazing and gas central heating.
Single garage and tandem tarmacadam driveway with lawned front garden with planted border.
Lawned enclosed rear garden with patio seating area and planted borders.

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 just beyond the turn for Park Drive and turn left into Teal Way (Wistaston Brook Development by Bloor Homes). Continue up the hill and turn right into Teal Way and turn right into Pen Road where the property will be observed on the right hand side of the 'No Through' road.

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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



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 ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

Traditional style heritage coloured entrance door. Ceiling light point. Radiator. Chic wood effect flooring. Stairs rising to the first floor.

CLOAKROOM / WC

Low level WC. UPVC double glazed window. Radiator. Wash hand basin with tiled splashback. Attractive flooring and feature wall.

LAUNDRY / UTILITY CUPBOARD

Double opening doors to the deep cupboard with space and plumbing for washing machine and tumble dryer. Ceiling light point. Continuation of flooring. Roll topped laminated work surface and wall mounted gas central heating boiler.





LIVING ROOM (15'1" x 11'2")

Elegantly appointed the reception room is tastefully decorated and well proportioned. Ceiling light point. TV aerial point. Radiator. UPVC double glazed box bay window to the front elevation.



KITCHEN DINING FAMILY ROOM (12'2" x 20'4")

Sleek, contemporary and the perfect place to both relax and entertain. Boasting direct garden access, the generous and naturally light room features a large island unit. Comprehensively equipped the kitchen is fitted with a range of white wall, base and drawer units with sleek work surfaces and inset black sink unit with mixer tap. Recessed ceiling spotlights. Eye level electric double oven/grill, hob with extractor over, fridge freezer and dishwasher. Ceiling light point. TV aerial point. UPVC double glazed window to rear. Radiator. UPVC double glazed French doors to the rear garden. Wood effect flooring.

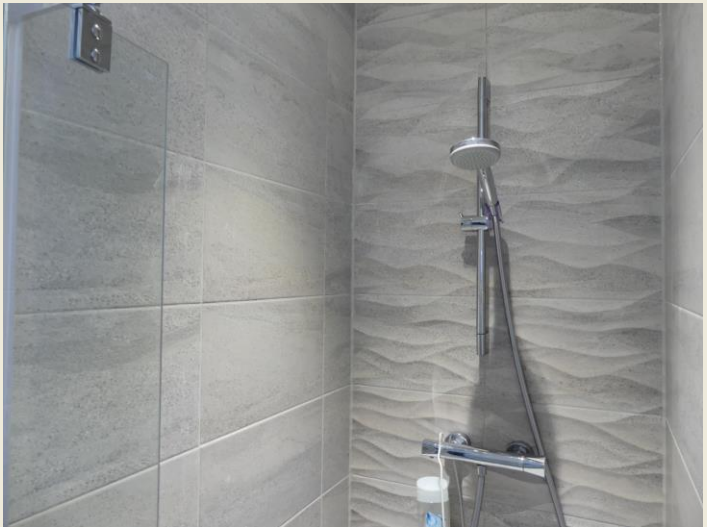






FIRST FLOOR LANDING

Ceiling light point.



FAMILY BATH & SHOWER ROOM (6'11" x 8'2")

Superbly appointed being fitted with a panel bath. Low level WC. Pedestal wash hand basin with wall mounted mirror with light over. Separate shower cubicle being fully tiled where visible with pivot door and mains shower. Recessed ceiling spotlights. UPVC double glazed windows. Part tiled walls and floor. Radiator.





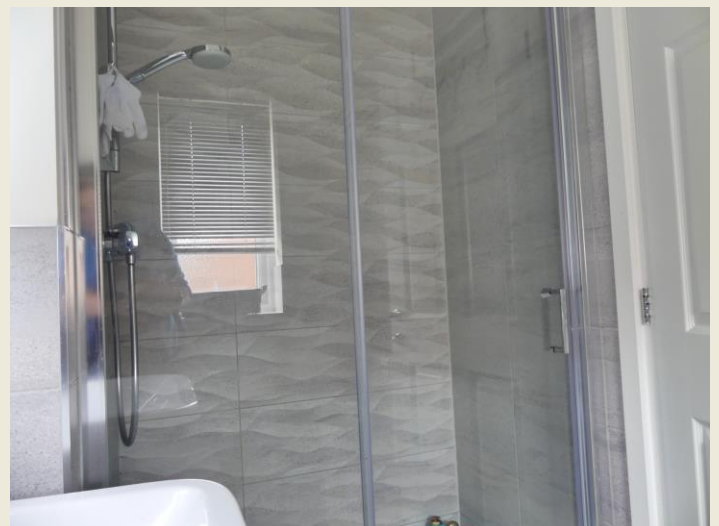
MASTER BEDROOM ONE (10'2" x 8'6")

Elegantly appointed, the chic room features a ceiling light point. TV aerial point. Radiator. UPVC double glazed window to the rear. Fitted mirror fronted wardrobes. Door to the ensuite.



ENSUITE SHOWER ROOM

Double size shower with mains shower and fully tiled where visible. Sliding doors. Low level WC. Wall mounted wash hand basin with mixer tap. Ceiling light point. Wall mounted mirror with lighting. Part tiled walls and tiled floor. Radiator. UPVC double glazed window.





BEDROOM TWO (7'10" x 11'10")

Ceiling light point. Radiator. UPVC double glazed window.

BEDROOM FOUR (7'3" x 8'2")

Ceiling light point. Radiator. UPVC double glazed window.

BEDROOM THREE (10'6" x 6'7")

Ceiling light point. Radiator. UPVC double glazed window.





EXTERIOR

Tarmacadam tandem (double length) driveway providing ample off road parking. Side gate leading to the rear garden. Front lawned garden with planted border and paved pathway to the front entrance.

The rear garden is of a generous size being predominantly laid to lawn with planted borders and extended patio/seating area.

Rear hardstanding to the rear of the garage. Space for summerhouse.

SINGLE GARAGE (19'8" x 10'6")

Up & over door.

EPC RATING: B

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage 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.

Grounds Maintenance fee: Approx £259 per annum.

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 **

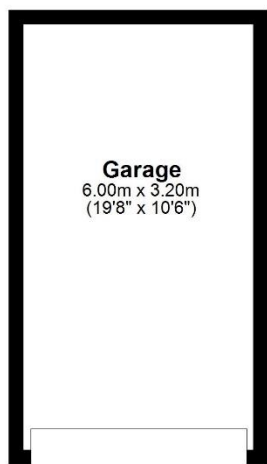
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

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



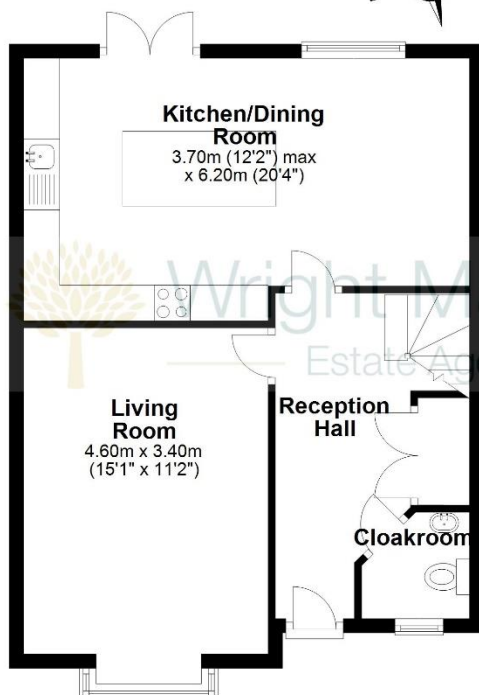
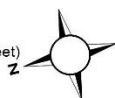
Garage

Approx. 19.2 sq. metres (206.7 sq. feet)



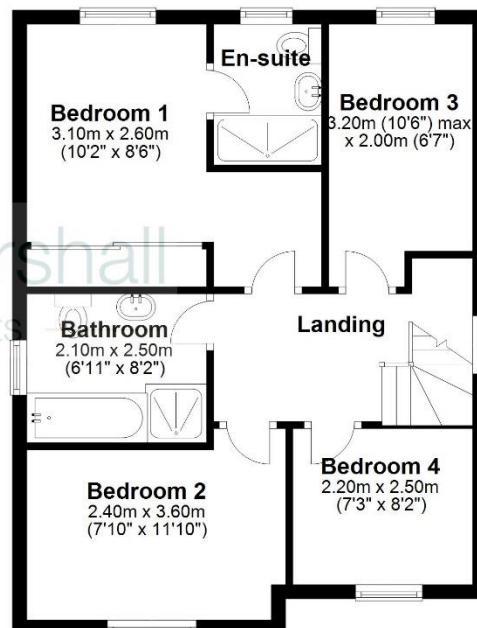
Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 120.9 sq. metres (1301.0 sq. feet)

8 Pen Road

Wright Marshall
Estate Agents

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Wright Marshall

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