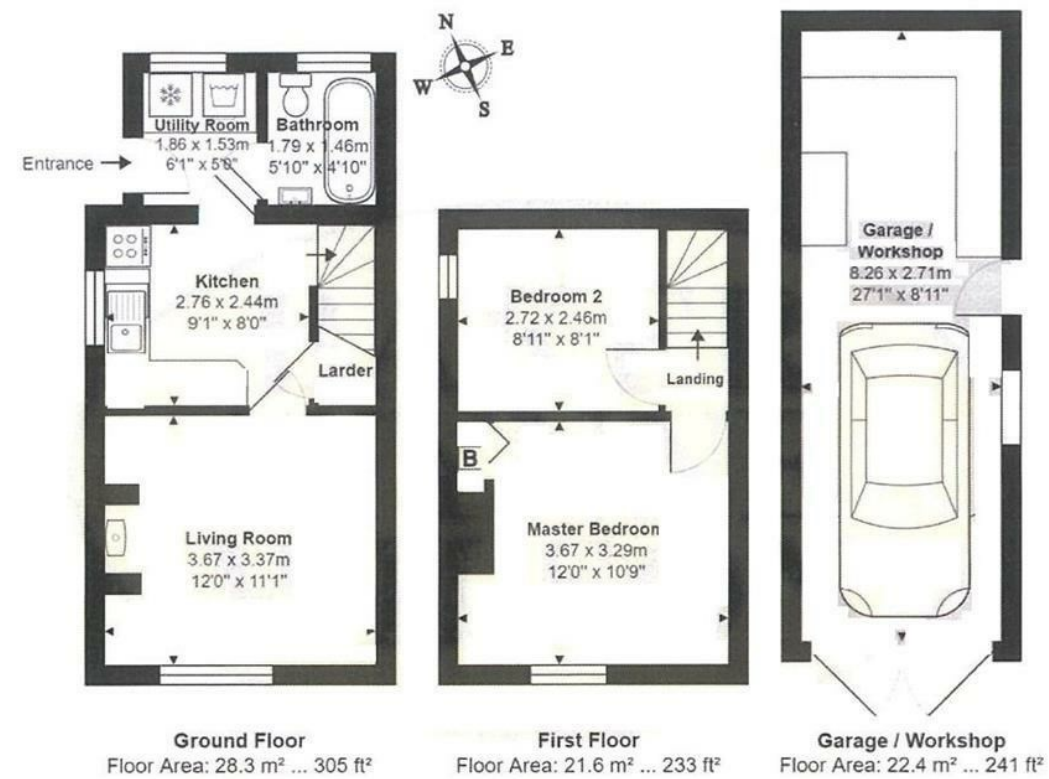




**44 MANOR AVENUE, CREWE, CHESHIRE, CW2 8BD**

Approximate Gross Internal Area: 49.9 m<sup>2</sup> ... 538 ft<sup>2</sup> (excluding garage / workshop)

While 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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.



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An incredibly charming & characterful two bedroom semi detached cottage nestled in a delightful leafy & well established no through road, enabling the full enjoyment of the serene location. Although discreetly positioned all facilities & transport links a short distance away including the mainline rail line to London Euston. Offering a perfect blend of character and modern living, built circa 1850, the property boasts a rich history while providing a comfortable and inviting atmosphere in its cosy accommodation. One of the standout features of this property is the generous driveway to the front together with a larger than standard detached garage & wonderful lawned sunny gardens to the front & rear.

VIEWING IS HIGHLY RECOMMENDED

**DESCRIPTION**

Nestled in the charming area of Wistaston, this delightful quaint cottage discreetly positioned amidst the 'no through' Manor Avenue offers a perfect blend of character and modern living. Built in approx 1850, the property boasts a rich history while providing a comfortable and inviting atmosphere for its occupiers. The cosy rooms have been well appointed to ensure maximum light & space whilst the bathroom is super stylish with herringbone patterned tiles. The curated laid back style is a gem making this ideal in particular for individuals or couples who yearn for a manageable character home.

The accommodation briefly comprises; Entrance Hall / Utility Room, Kitchen, Living Room with front garden outlook, stylish Bathroom. First Floor Landing, Bedroom One with unusual potential mezzanine level & exposed beams. One of the standout features of this property is the generous parking space as the cottage features a long driveway (which could be even further enlarges to the front if required). This added convenience makes it an excellent choice for those with multiple vehicles, whilst the larger than standard garage features double opening timber doors and of course offers scope for alternative uses subject to any necessary consents.

Lawned good size gardens to the front and rear provide delightful relaxing & entertaining spaces with border planting, with the rear garden boasting not being overlooked so residents can enjoy their privacy. The location in Wistaston is particularly appealing, offering a peaceful suburban lifestyle while remaining close to local amenities and transport links. Residents can enjoy the beauty of the surrounding countryside, making it a perfect retreat from the hustle and bustle of city life.

In summary, this charming house on Manor Avenue presents a wonderful opportunity for those seeking a home with character, space, and convenience in a desirable Cheshire location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

**DIRECTIONS**

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Just beyond 'Tesco Express' & the petrol station turn left into Manor Avenue & continue to the end of the 'no through' road where the charming cottage will be observed on the right hand side.

**LOCATION**

There are excellent train connections (Crewe - London

Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

**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.

**THE ACCOMMODATION:-**

With approximate dimensions briefly comprises;

**ENTRANCE / UTILITY ROOM**

6'1 x 5'9 (1.85m x 1.75m)

**KITCHEN**

9'1 x 8'0 (2.77m x 2.44m)

**UNDER STAIRS PANTRY / CUPBOARD**

**LIVING ROOM**

12'0 x 11'1 (3.66m x 3.38m)

**BATHROOM**

5'10 x 4'10 (1.78m x 1.47m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'0 x 10'9 (3.66m x 3.28m)

**BEDROOM TWO**

8'11 x 8'1 (2.72m x 2.46m)

**EXTERIOR**

Excellent external space with lawned front & rear gardens, border planting, spacious driveway & larger than standard garage.

**GARAGE / WORKSHOP**

27'1 x 8'11 (8.26m x 2.72m)

**EPC RATING: E**

**COUNCIL TAX BAND: B**

**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.

**TENURE**

Presumed Freehold with vacant possession upon completion (Subject to Contract).

**VIEWING**

Strictly by appointment with the Agents Wright Marshall Nantwich Office. 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 , 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; , 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.