



26 CARROLL DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 8DH

Approximate Gross Internal Area: 113.0 m² ... 1216 ft² Includes Garage / Workshop

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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.



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*** An excellent Three Bedroom, Two Bathroom Detached Dormer Bungalow nearing completion of an inspiring full renovation and first floor addition ***

Providing 'new build' specification accommodation now over two floors, immediate occupation is available. The stunning specification features both a shower room & bathroom and a super kitchen diner. With extensive parking & front garden there is also an incredibly easy maintenance rear garden with lawn, highly attractive paved patio and detached garage with additional workshop space all of which enjoys a good degree of privacy. Gas C.H. & UPVC D.G.

NO CHAIN

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.

Turn left into Carroll Drive where the property will be observed on the left hand side.

DESCRIPTION

An excellent Three Bedroom, Two Bathroom Detached Dormer Bungalow having just had an inspiring and comprehensive full scheme of renovation completed together with a total first floor addition.

Providing meticulous 'new build' specification accommodation now over two floors, immediate occupation is available. The stunning specification features chic styling combined with versatility.

The fine accommodation briefly comprises; Entrance Hall with stairs rising to the first floor, Living Room, Kitchen Diner, Bedroom Three, Bathroom.

First Floor Landing, Bedroom One, Bedroom Two, Shower Room. With an extensive long paved & gravelled driveway to the front together with a neat lawn with front border area. There is also an incredibly easy maintenance rear garden with lawn, highly attractive newly laid paved entertaining patio and detached single garage with additional workshop space all of which enjoys a good degree of privacy.

Gas C.H. & UPVC D.G.

NO CHAIN - AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

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

13'8 x 10'0 (4.17m x 3.05m)

KITCHEN DINER

20'0 x 9'0 (6.10m x 2.74m)

LIVING ROOM

13'6 x 10'3 (4.11m x 3.12m)

BATHROOM

6'6 x 6'0 (1.98m x 1.83m)

BEDROOM THREE

11'1 x 9'2 (3.38m x 2.79m)

FIRST FLOOR LANDING

BEDROOM ONE

20'0 x 10'9 (6.10m x 3.28m)

BEDROOM TWO

20'0 x 7'4 (6.10m x 2.24m)

SHOWER ROOM

9'2 x 4'6 (2.79m x 1.37m)

EXTERIOR

DETACHED SINGLE GARAGE

16'4 x 12'0 (4.98m x 3.66m)

WORKSHOP

7'11 x 7'9 (2.41m x 2.36m)

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

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.