



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Featuring a glorious richly planted rear garden, the sublime remodelled & much enhanced interiors are a joy to experience. Buyers are sure to be impressed with the surprisingly spacious living space including a part panelled Living Room with wood burning stove & generous Dining Room giving flexibility as a third bedroom if required. With window shutters newly fitted throughout, new bathroom & sanitary ware and neutrally decorated there is certainly much to wax lyrical over. Standing in the sought after 'Poets Estate', Wistaston is known for its friendly community. Local amenities, including shops, parks, and schools, are within easy reach, ensuring that daily necessities are conveniently accessible. This property presents an excellent opportunity for anyone looking to settle in a serene environment while still being close to the vibrant town of Nantwich.

## DESCRIPTION

Situated in the ever popular 'Poets Estate', this extremely deceptive gem of a property conceals superb enhanced internal accommodation & magnificent landscaped rear garden.

The inviting remodelled two/three bedroom semi detached chalet style house offers a perfect blend of modern day comfort and convenience. With two well-proportioned double bedrooms, this property is ideal for buyers seeking a manageable tranquil easy maintenance and efficient home, standing in a choice location.

The gorgeous home boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises space and natural light. The living areas are designed for relaxation and socialising, making it a wonderful place to entertain friends or enjoy quiet evenings at home. The kitchen is functional and well-equipped, providing a pleasant space for culinary endeavours whilst having the enchanting vista over the garden.

The surrounding area of Wistaston is known for its friendly community and picturesque surroundings, making it an attractive location for those who appreciate a tranquil lifestyle. Local amenities, including shops, parks, and schools, are within easy reach, ensuring that daily necessities are conveniently accessible.

This property presents an excellent opportunity for anyone looking to settle in a serene environment while still being close to the vibrant town of Crewe. With its appealing features and prime location, this property is really 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 Milton Drive where the property will be observed on the left hand side.

## LOCATION - 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.

## AGENTS NOTE;

Since purchasing the property, the present owners have lovingly enhanced both the interiors and exteriors which have culminated into a refined modern chalet style bungalow. Beautiful appointed, the deceptive internal space features a glorious wood burning stove & shutters fitted to all windows along with Oak internal doors. The rear garden is in particular a sublime and surprisingly large space featuring a timber pergola covered seating area, richly stocked borders, lawns & greenhouse, all of which enjoys an excellent degree of privacy.

The 'Poet Estate' is incredibly sought after which further enhances the desirability of this fantastic property.

## THE ACCOMMODATION:-

### ENTRANCE HALL

10'4 x 6'0 (3.15m x 1.83m)

Stairs rising to the first floor.

### LIVING ROOM

15'4 x 10'11 (4.67m x 3.33m)

### KITCHEN

10'11 x 8'3 (3.33m x 2.51m)

### DINING ROOM / BEDROOM THREE

13'3 x 9'3 (4.04m x 2.82m)

### BATHROOM

5'5 x 4'10 (1.65m x 1.47m)

### CLOAKROOM WC

4'6 x 2'8 (1.37m x 0.81m)

### FIRST FLOOR LANDING

## BEDROOM ONE

15'1 x 11'0 (4.60m x 3.35m)

Built in wardrobes.

## BEDROOM TWO

15'1 x 6'6 (4.60m x 1.98m)

Eaves storage.

## EXTERIOR

## DETACHED SINGLE GARAGE

## EPC RATING:

## COUNCIL TAX BAND:

## SERVICES

All mains water, gas, drainage & electricity services are connected or available locally (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: nantwich@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 , 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.