



MISREPRESENTATION ACT 1967.

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Sublime original period features including plasterwork, wood block floors & decorative fireplaces sit wonderfully alongside modern conveniences including solar panels within this fine & imposing period three double bedroom, two bathroom semi detached house. The heart of the home is easily the glorious kitchen diner with two/three additional reception rooms being perfect for entertaining or enjoying quiet evenings in. One of the standout features is the beautifully maintained large rear garden, which offers an idyllic setting for outdoor gatherings. There is an excellent driveway & detached single garage too making this home a fantastic choice for a range of buyers.

DESCRIPTION

An outstanding semi-detached period home featuring enlarged accommodation seamlessly blending timeless elegance & modern comforts. The glorious residence is a true gem that combines classic original features including wood block floors & plasterwork.

Nestled within the popular setting of Wistaston, this property boasts three spacious double bedrooms, providing ample space for family living or guests. The heart of the home features three inviting reception rooms, perfect for entertaining or enjoying quiet evenings in, particularly within the gorgeous kitchen diner.

One of the standout features of this residence is the beautifully maintained large rear garden, which offers an idyllic setting for outdoor gatherings and relaxation. Whether you are hosting summer barbecues or simply enjoying a peaceful afternoon, this garden is sure to impress. Predominantly laid to lawn there is also a well thought out fenced vegetable / growing garden.

The property has been thoughtfully extended and refined, showcasing restored features that enhance its character while incorporating modern conveniences, including solar panels that contribute to energy efficiency. A convenient driveway provides off-road parking, adding to the practicality of this delightful home together with a detached brick built garage (which in itself offers conversion potential etc if required).

Superbly located, this property offers easy access to the nearby towns of Nantwich and Crewe, making it ideal for those who appreciate both the tranquillity of village life and the convenience of urban amenities. This home is not just a place to live; it is a lifestyle choice that promises comfort, charm, and a welcoming community. Do not miss the opportunity to make this wonderful property your own.

DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be observed on the left hand side.

LOCATION - WISTASTON

Wistaston is a highly regarded residential location close to Crewe and Nantwich town centres. Nearby Nantwich is a charming and historic market town in the South Cheshire countryside providing a wealth of period buildings, independent shops, cafes, bars and restaurants with close proximity to well renowned Junior and Senior schools, sporting and leisure pursuits and close to the M6 motorway at Junction 16 and Crewe mainline railway station.

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' &

Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe.

Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away.

The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: , email: admin@berkeley.cheshire.sch.uk.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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;

ENCLOSED ENTRANCE PORCH

SPACIOUS RECEPTION HALL

LIVING ROOM

DINING / SITTING ROOM

KITCHEN DINER

REAR HALL

LAUNDRY ROOM / PANTRY

SHOWER ROOM & WC

LEISURE ROOM (POTENTIAL BEDROOM FOUR)

GALLERIED FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SEPARATE WC

EXTERIOR

DETACHED SINGLE GARAGE

EPC RATING:

COUNCIL TAX BAND:

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

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

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: E-mail: . 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.