



**Of interest to private individuals, speculators, developers and others.**

**A detached house with potential to further modernise, renovate, extend or replace subject to planning permission being obtained.**

## INTRODUCTION

Number 41 is located in an enviable position within substantial gardens and comprises an individual detached house of brick and tile construction.

The accommodation is extensive with the entrance hall leading to two good reception rooms, kitchen and utility while there are also two ground floor bedrooms and a bathroom. The first floor galleried landing leads to two further bedrooms and a bathroom. Attached to the house are outhouses and a double garage.

Ideally the house is perfect for a scheme of further refurbishment and modernisation or possible extension (subject to planning). Purchasers may also consider this as an ideal subject for replacement with one or more dwellings and again this would also be subject to investigation and planning permission.

Whichever is the preferred route to pursue the fact that the gardens and grounds are extensive and the location most convenient for Nantwich and Crewe as well as the road and rail network make this an exciting prospect for purchasers to retain as existing or undertake a scheme (subject to planning) to suit their own requirements.

## LOCATION

### WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior and Senior Schools and Leisure Centre, Local Store and Post Office and a regular bus service between Crewe and Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away and there is also the Berkeley Primary School.



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 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 and 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.



## **ENCLOSED PORCH ENTRANCE**

With double opening doors. Quarry tiled floor.

## **HALL**

Glazed double opening doors and side screen with woodblock floor. Staircase to first floor. Double panel radiator. Built in cupboards.

## **SITTING ROOM**

19' 6" x 12' 7" (5.94m x 3.84m) With slate fireplace. Wall light points. Windows to three elevations. Double panel radiator. Woodblock floor.

## **DINING ROOM**

12' 2" x 10' 4" (3.71m x 3.15m) Woodblock floor. Serving hatch from kitchen. Double panel radiator. Large casement windows with secondary glazing. Folding doors to sitting room.

## **CLOAKROOM**

With wash hand basin and low level w.c. Single panel radiator. Tiled floor.

## **KITCHEN**

11' 9" x 11' 8" (3.58m x 3.56m) With range of units comprising base units, cupboards and drawers. Appliances include four ring Dieterich ceramic hob with extractor hood over. Oven. Microwave. Built in fridge freezer. Double panel radiator.

## **WALK IN PANTRY**

With cold slab and shelving.

## **UTILITY**

10' 10" x 7' 5" (3.3m x 2.26m) With range of base units, cupboards and drawers. Full larder unit. Stainless steel single drainer sink unit. Single panel radiator. Eye level wall cupboards. Tiled floor. Part tiled wall. Door to outside.

## **BEDROOM 1**

15' 5" x 14' 5" (4.7m x 4.39m) Woodblock floor. Secondary glazed windows to front and side. Double panel radiator. Built in floor to ceiling triple wardrobe.

## **BATHROOM**

5' 9" x 8' 3" (1.75m x 2.51m) Fully tiled walls and floor. Raised bath with mixer tap and shower attachment. Low level w.c. Pedestal wash hand basin. Single panel radiator. Secondary glazing. Electric shaver point.

## **BEDROOM 2**

10' 8" x 9' 1" (3.25m x 2.77m) Woodblock floor. Built in double cupboard. Single panel radiator. Secondary glazing.

## **FIRST FLOOR**

### **LANDING**

With built in airing cupboard housing hot water cylinder.

### **BATHROOM**

9' 0" x 6' 6" (2.74m x 1.98m) Single panel radiator. Panelled bath, w.c., and wash hand basin. Fitted cupboards. Separate shower. Fully tiled walls. Heated towel rail.

### **BEDROOM 3**

11' 9" x 11' 8" (3.58m x 3.56m) 'L' shaped. Single panel radiator. Secondary glazing overlooking the rear.

### **BEDROOM 4**

14' 9" x 15' 3" (4.5m x 4.65m) Built in double wardrobe. Double panel radiator. Eaves storage cupboards. Walk in cupboard. Secondary glazed windows to rear.

**EXTERIOR**

Number 41 is approached over a large sweeping driveway providing extensive on site car parking and leads to the garage.

**GARAGE**

19' 8" x 16' 7" (5.99m x 5.05m) With roller shutter doors. Power and light connected. Personal door to side.

**OUTHOUSES**

Linking the garage to the house comprising two general purpose stores and w.c.

**SERVICES**

We understand that mains water, electricity, gas and drainage are connected.

**VIEWING**

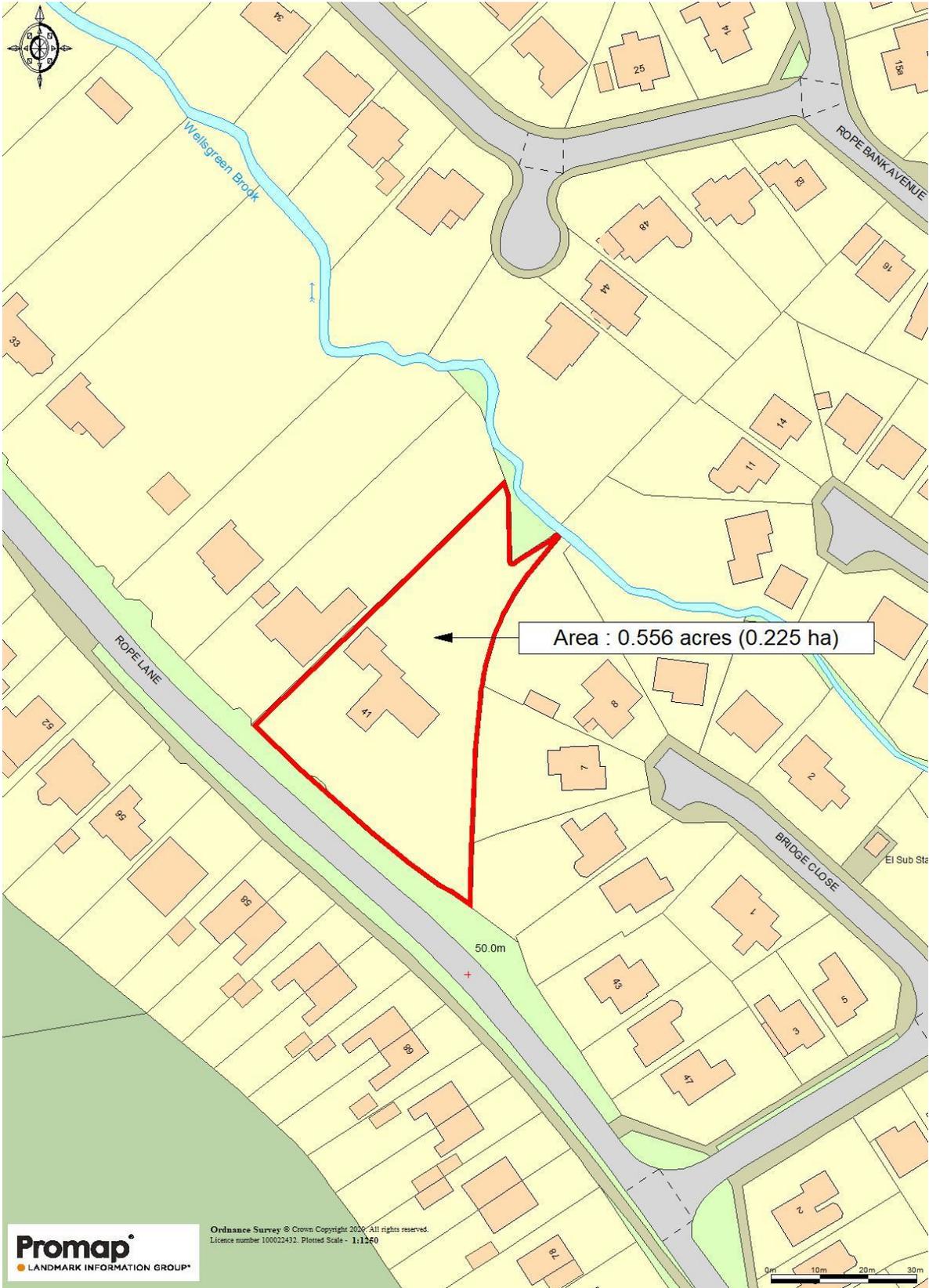
By appointment with the Agents' Tarporley office.

**TENURE**

We understand the tenure to be freehold

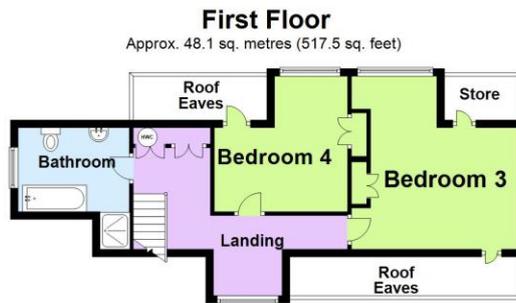
**ROUTE**

Proceed from the Agent's Tarporley office on the A51 in the direction of Nantwich. At the traffic lights turn left to Reaseheath. After passing Reaseheath College on the left proceed to the roundabout and take the second exit onto the Nantwich Bypass. Proceed to the roundabout and continue straight on. At the next roundabout by the Peacock Pub turn left onto the A534 Crewe Road. Proceed straight on to the Wells Green traffic lights by 'Leonard' Vets. Turn right into Rope Lane and the property will be observed on the left hand side.



Area : 0.556 acres (0.225 ha)

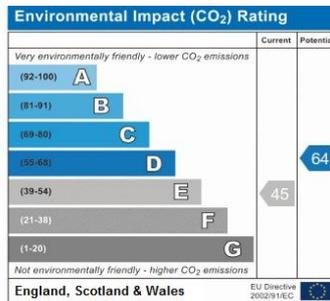
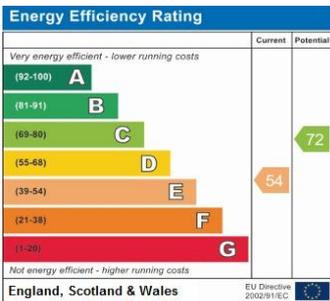
50.0m



Total area: approx. 165.7 sq. metres (1783.5 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**Kinnaber, 41 Rope Lane, Wistaston**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements