



40 VALLEY ROAD | WISTASTON | CHESHIRE | CW2 8JY | GUIDE PRICE £209,500



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

40 Valley Road, Wistaston, Cheshire, CW2 8JY

An exceptional & characterful Four Bedroom Semi Detached Extended House of immense appeal standing in a popular & highly convenient location with easy access to both Nantwich & Crewe. Boasting extremely well appointed & deceptively spacious family size accommodation throughout.

Briefly comprising; Hall, Living Room, Family Dining Room, Contemporary Fitted Kitchen, Side Lobby with Separate WC.

Galleried First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom/Office, Bathroom with separate shower.

An incredibly extensive gravel driveway with space for several vehicles to the front with mature tree & attractive raised flower bed.

Secure gated access to paved seating & storage area with a delightful lawned rear garden beyond with timber shed.

UPVC D.G. & Gas C.H.





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Continue to the Churches Mansion roundabout & take the first exit. At the next roundabout take the 3rd exit into Crewe Road and proceed. Turn left, just after the Co-Op store, into Church Lane & continue to The Woodside Public House. At the mini roundabout turn right into Valley Road & the property will be observed on the right hand side.

WISTASTON

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: 01270 685144, email: admin@berkeley.cheshire.sch.uk.

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 (1 hr 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 & 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 1 hr 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

11' 2" x 5' 7" (3.4m x 1.7m) UPVC Double glazed entrance door with glazed window to the side.

Ceiling light point, wood effect floor, telephone point. Stairs rising to the first floor. Doors to the Living Room & Family Dining Room.

LIVING ROOM

14' 0" max into bay x 9' 1" max into recess (4.27m x 2.77m) An incredibly elegant & relaxing room, superbly appointed, with a magnificent 'Art Nouveau' style steel fire surround with coal effect gas fire, large uPVC double glazed bay window to the front, TV point, radiator.





LIVING ROOM

FAMILY DINING ROOM





FAMILY DINING ROOM

18' 10" reducing to 11'5" x 15' 3" reducing to 8'2" (5.74m x 4.65m) An extremely spacious room, ideal for relaxing & entertaining featuring a ceiling light point, radiator, wood effect floor, TV point, 2 uPVC double glazed windows to the side elevation, under stairs built in cupboard, bespoke timber fire surround with coal effect gas fire, wood effect laminate floor. Doors to the Kitchen & Lobby.

LOBBY

5' 3" x 2' 11" (1.6m x 0.89m) Ceiling light point, bespoke built in shoe/cloaks cupboard, tiled floor, uPVC double glazed door to the side. Sliding door to the WC.

KITCHEN

13' 9" x 9' 0" (4.19m x 2.74m) An extremely attractive contemporary fitted kitchen with attractive view over the rear garden. Comprehensively well equipped with a range of wall, base & drawer units to three elevations & fitted with black granite 'Star Galaxy' work surfaces, upstands & window sill. Inset sink unit with mixer tap. Electric cooker slot with extractor over, space & plumbing for American style fridge freezer, space & plumbing for both washing machine & dishwasher. Recessed ceiling spot lights, uPVC double glazed window to the rear, work top lighting, part tiled walls, attractive inset kickboard lighting, 'Star Galaxy' tile floor.



CLOAKS / WC

5' 2" x 2' 9" (1.57m x 0.84m) Low level WC, ceiling light point, wash hand basin, tiled floor.





KITCHEN



GALLERIED FIRST FLOOR LANDING
16' 5" x 5' 7" reducing to 2' 8" (5m x 1.7m) An incredibly spacious landing with ample study / sitting space. 2 Ceiling light points, radiator, 2 uPVC double glazed windows to the side, loft access.





BEDROOM ONE

11' 3" plus bay x 9' 2" (3.43m x 2.79m) Ceiling light point, radiator, large uPVC double glazed window to the front elevation with pleasant aspect, TV point.



BATHROOM

8' 6" x 5' 7" (2.59m x 1.7m) Well appointed with panel bath, low level WC, pedestal wash hand basin, built in shower cubicle (fully tiled where visible) with pivot door, ceiling light point, part tiled walls, uPVC double glazed window to side, radiator, tiled floor.





BEDROOM TWO

12' 1" x 9' 2" (3.68m x 2.79m) Ceiling light point, roof light, radiator, wood effect laminate floor.

BEDROOM FOUR / OFFICE

6' 6" x 5' 7" (1.98m x 1.7m) Ceiling light point, radiator, uPVC double glazed window to the front elevation with pleasant outlook.

BEDROOM THREE

11' 1" x 7' 6" (3.38m x 2.29m) Ceiling light point, uPVC double glazed window to the rear elevation with pleasant garden view, radiator.



EXTERIOR

The period property is particularly well set back from the mature road, with a vast amount of off road parking on the gravel driveway which provides parking for several vehicles. The property itself has a high degree of kerb appeal with its mature tree, raised flower bed to the front & climbing Wisteria on the property itself. Timber gated access to the side leads to a charming paved seating / storage area with pretty yellow Roses. This leads to the rear garden being predominantly laid to lawn and particularly child & pet friendly. Timber shed with power. Cold water tap & external power. The lovely home has the benefit of not being directly overlooked at the rear.

EPC RATING: C

COUNCIL TAX BAND: C





SERVICES

All mains gas, water, electricity & drainage services are connected (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. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.

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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

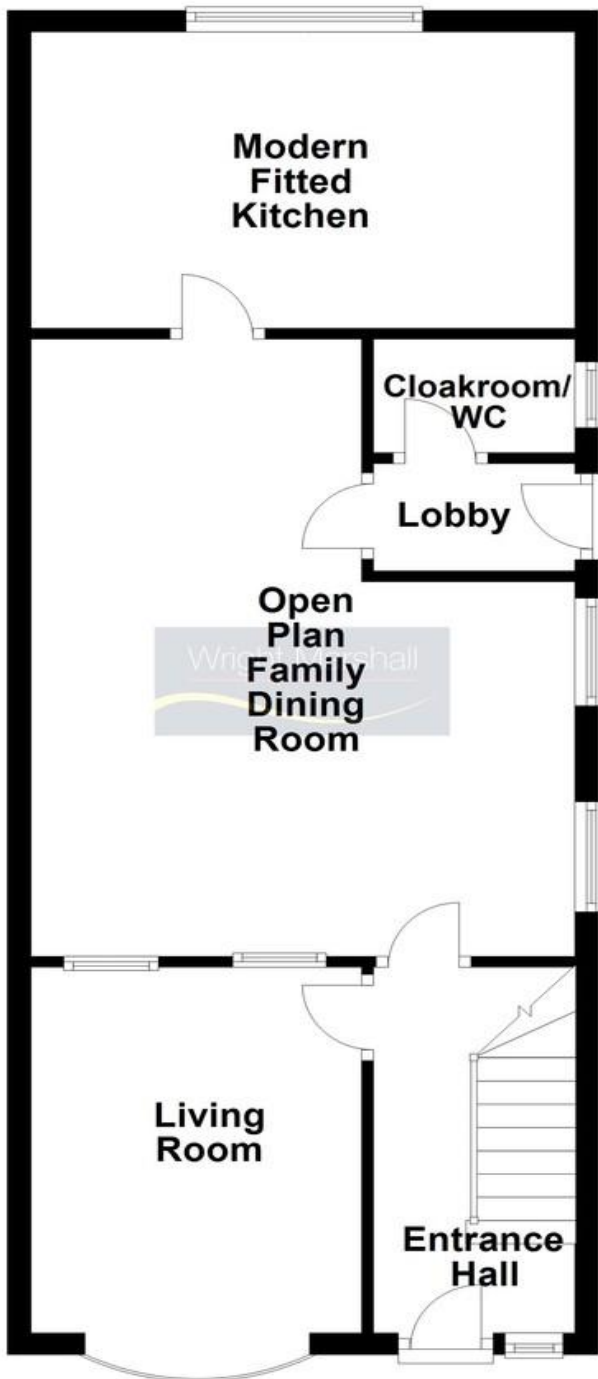
We can help you fund your new purchase with mortgage advice!

** 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. Your home may be repossessed if you do not keep up repayments on your mortgage.



Ground Floor



First Floor

