



82 CHURCH LANE | WISTASTON | CHESHIRE | CW2 8ER | OIRO £279,950



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

82 Church Lane, Wistaston, Cheshire, CW2 8ER

Retaining much character with modern convenience, the highly attractive mature Three Bedroom, Semi Detached House boasts a desirable position within leafy 'old' Wistaston.

The family size accommodation comprises; Entrance porch with original door, entrance hall with beautiful original parquet floor and original stained glass window to half landing, Living Room with large bay window, beautiful light Kitchen Diner, first floor landing, Bedroom One, Bedroom Two, Bedroom Three, highly attractive Bathroom.

Extensive driveway providing ample off road parking for several vehicles, single garage & shed. Super lawned gardens to front & rear, of which the rear garden is not directly overlooked. Part UPVC double glazing with original decorative stained glass windows & gas central heating.





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 bear left onto Valley Road. Continue & at the roundabout turn left into Wistaston Green Road. Turn right into Moreton 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 (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 & 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 REMARKS

Located in a well regarded and sought after location within Wistaston with local primary school and amenities close at hand for day to day requirements and within a short drive of Nantwich and Crewe town centres, Crewe railway station and junction 16 on the M6 motorway.

The mature property is set well back from the popular road, behind a lawned garden area with a driveway providing extensive off-road parking and leading to the detached garage. A gate to the side allows access to the rear garden which enjoys a high degree of privacy, being mainly laid to lawn with paved patio area.

Internally the property has been superbly enhanced throughout to a high standard and benefits from replaced ceilings and plastering throughout remodelled kitchen/diner, cloakroom, bathroom, windows, combi boiler and fitted carpets / flooring throughout.

Early internal viewing is strongly recommended to appreciate all this beautiful property has to offer, including the stunning original stained glass windows.

THE ACCOMODATION

With approximate dimensions, comprises:-

ENTRANCE PORCH

Entrance door with stained glass inset. Original stained glass window to side elevation, tiled floor, glazed door to the Entrance Hall.

ENTRANCE HALL

Stairs rising to the first floor with under stairs cupboard, telephone point.

CLOAKS/WC

Beautifully appointed cloaks WC featuring fitted low level WC and vanity wash hand basin, part tiled walls, UPVC double glazed window to side elevation.





LIVING ROOM

12' 8" x 11' 4" (3.86m x 3.45m) UPVC double glazed leaded bay window to front elevation, chic and elegant with large radiator, TV point, stunning parquet floor.





KITCHEN DINER

20' 11" x 12' 5" (6.38m x 3.78m) Comprehensively well equipped with a range of recently fitted base and wall mounted units with wooden worktops over incorporating a 'Belfast' style sink, four ring gas hob with filter canopy over, built-in eye level electric oven and microwave, part tiled walls, UPVC double glazed window to side elevation, laminate flooring, UPVC double glazed door and UPVC double glazed side panels to rear garden, TV point, contemporary vertical radiator. Inset inglenook fireplace with slate hearth incorporating a gas log burning effect stove.

Door to the rear porch.





KITCHEN DINER





REAR PORCH

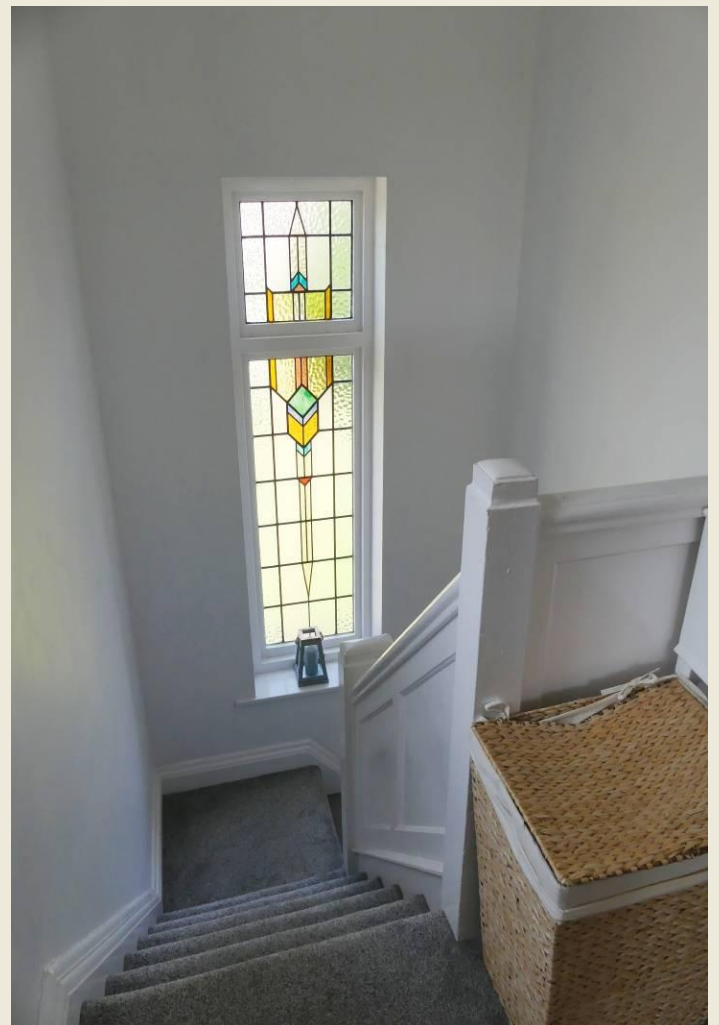
UPVC double glazed door to exterior, UPVC double glazed window to side elevation. Door to the Utility Room.

UTILITY ROOM

Wall mounted gas central heating 'Worcester' boiler. Base unit with inset single drainer sink unit, UPVC double glazed windows to side elevation, laminate flooring, space for upright fridge freezer, space and plumbing for washing machine.

FIRST FLOOR LANDING

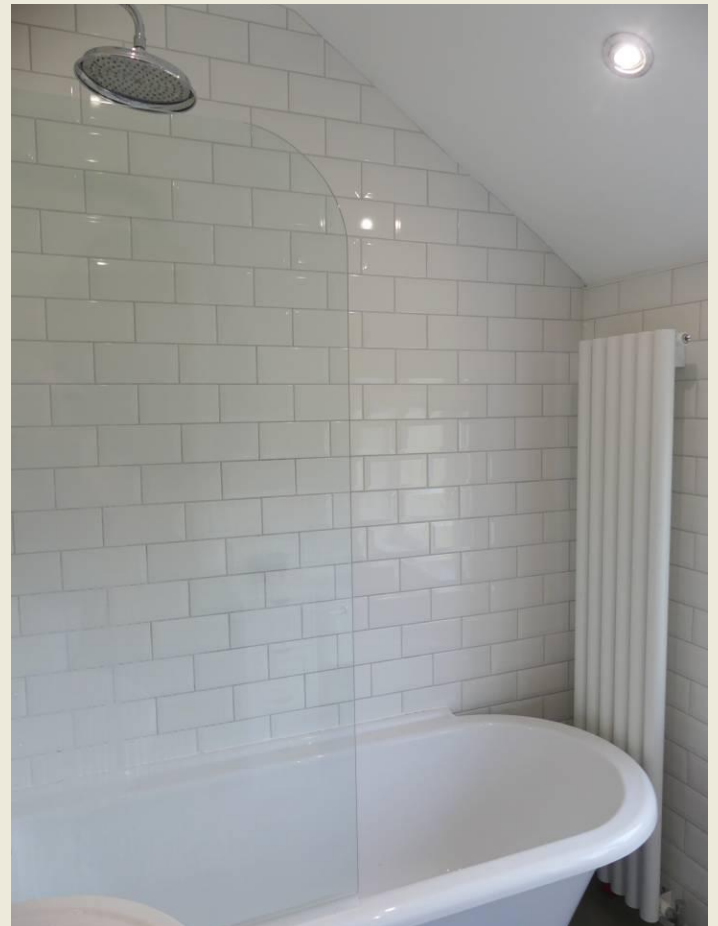
Stunning stained glass window to front to half landing, beautiful decorative stained glass window to side elevation, loft access, ceiling light point, radiator.





BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) Recently fitted bathroom suite comprising free standing bath with oversized shower over, pedestal wash hand basin and low level WC. Laminate flooring, UPVC double glazed window to side elevation, contemporary vertical radiator, part tiled walls, inset ceiling spotlights.





BEDROOM ONE

12' 7" x 10' 2" (3.84m x 3.1m) UPVC double glazed leaded bay window to rear elevation, radiator, built in cupboards, picture rail.



BEDROOM THREE

9' 1" x 6' 7" (2.77m x 2.01m) UPVC double glazed window to rear elevation, radiator.





BEDROOM TWO

11' 10" x 10' 2" (3.61m x 3.1m) UPVC double glazed window to front elevation, radiator, picture rail.



EXTERIOR

The property is fronted by a lawned garden area with a driveway providing extensive off-road parking with further gravelled parking area. A gate to the side of the garage allows access into the private south facing rear garden, which is of a good size, being mainly laid to lawn with paved patio area and various shrubs. The space is perfect for families & pets being secure.

GARAGE

14' 10" x 9' 7" (4.52m x 2.92m) Twin doors to front and window to side. Storage shed to side.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

All mains water, gas, 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!

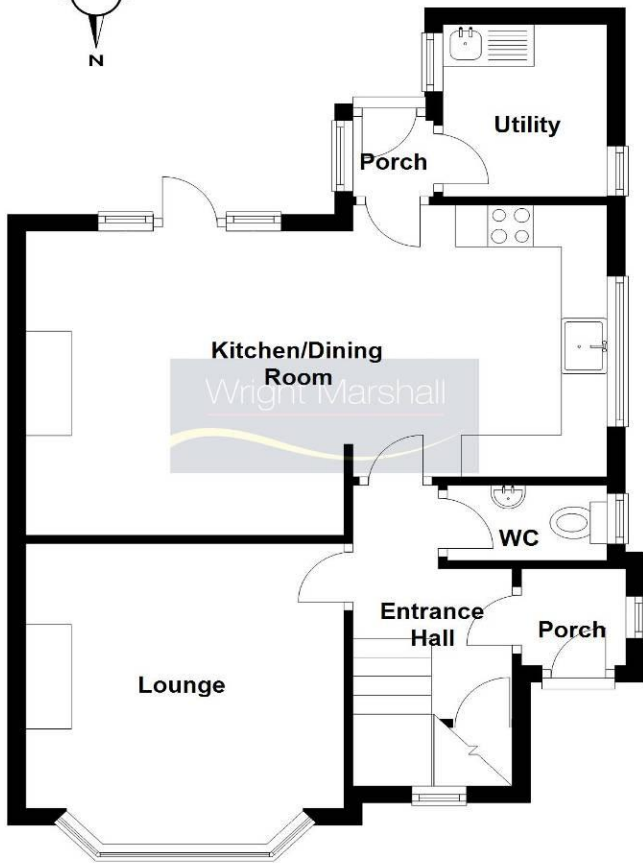
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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Ground Floor



First Floor

