



60 THIRLMERE ROAD | WISTASTON | CHESHIRE | CW2 8AQ | OIRO £172,500



60 Thirlmere Road, Wistaston, Cheshire, CW2 8AQ

An attractive mature three bedroom detached house superbly positioned on a delightful corner plot and being within walking distance of schools ,shops and within driving distance of both Nantwich and Crewe.

Ideal for both owner occupiers and buy to let investors.

The attractive modern accommodation briefly comprises; Entrance Hall, Living/Dining Room, Kitchen. First Floor Landing, Bedroom One, Two and Three, modern Bathroom. Driveway for two vehicles, lawned garden to the front and paved courtyard garden to the rear. uPVC Double Glazing and Gas central Heating.

NO CHAIN





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout. Continue ahead into Hospital Street & at the Churches Mansion roundabout take the first exit, taking the third exit at the next roundabout onto Crewe Road. Proceed along Crewe Road passing 'The Peacock' public house and taking the second exit at the roundabout. Continue along Crewe Road turning left into Church Lane and passing 'The Woodside' public house on the right hand side. Turn right into Woodside Avenue, turn right into Thirlmere Road and follow the road passing the turning for Waldron Gardens. The property will be located 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, including; Wistaston Church Lane Primary School & The Berkeley Primary School, Laidon Avenue, Wistaston. There is a primary school located within a short walk of the property on Danebank Avenue itself.

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 over 250 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 Aide 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 new 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:-

ENTRANCE HALL

uPVC double glazed entrance door with three glazed panels, ceiling light point, radiator, stairs rising to the First floor with cupboard, uPVC double glazed window to the front elevation, picture rail, attractive wood floor. Door to the Living / Dining Room and open to the Kitchen.

LIVING DINING ROOM

Ceiling light point, picture rail, two wall light points, large uPVC double glazed window to the rear, radiator, TV and telephone points, large uPVC double glazed bay window to the front with pleasant garden view, contemporary electric wall mounted fireplace, continuation of wooden floor.





LIVING DINING ROOM





KITCHEN

Well equipped with a range of white coloured wall, base and drawer units to two elevations, incorporating black granite effect roll top worktops with inset 1 1/2 bowl stainless steel sink unit with mixer tap, uPVC double glazed window to the rear, electric fan, part tiled walls, radiator, recessed ceiling spotlights, continuation of wooden floor. Appliances ; 4 ring electric hob, extractor over and electric oven beneath. Recently installed Baxi gas central heating boiler, part glazed uPVC double glazed door to the side, space for fridge/freezer into recess with six glass wall blocks, space and plumbing for washing machine.





FIRST FLOOR LANDING

Tall uPVC double glazed window to the half landing, large loft hatch, ceiling light point and picture rail.



FAMILY BATHROOM

Panelled bath with mixer tap, curtain rail and fixed glass screen, electric Triton shower, low level WC, attractive circular wash hand basin with mixer tap on shelving unit beneath, wall mounted mirror, electric fan, recessed ceiling spot lights, fully tiled walls with attractive Travertine tile border, uPVC double glazed window to the front, chrome ladder radiator, attractive slate effect floor covering.





BEDROOM ONE

Of a good size with pleasant outlook over the front garden. Ceiling light point, picture rail, TV aerial point, radiator, large uPVC double glazed bay window to the front elevation.

BEDROOM TWO

Ceiling light point, picture rail, uPVC double glazed window to the rear.

BEDROOM THREE

Ceiling light point, radiator, picture rail, uPVC double glazed window to the rear.





EXTERIOR

The property stands on a desirable and very attractive corner plot behind an established privet hedge. Driveway accessed over the cul de sac providing ample off road parking . Pretty picket fence and gate leading to the front lawned garden with mature Magnolia tree, Lilac and hydrangea. Small timber shed to side.

Timber fencing to rear boundaries and timber gate to the side leading to the paved courtyard style garden.

EPC RATING: TBC

COUNCIL TAX BAND: B

SERVICES

All mains electricity, gas, water & drainage are connected (subject to statutory undertakers costs & conditions). Gas central heating Smoke detectors throughout. 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. E-mail: nantwich@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

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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"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.

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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.



FLOOR PLANS PENDING

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