



19 ARDERNE AVENUE | WISTASTON | CHESHIRE | CW2 8NS | OIRO £179,950



19 Arderne Avenue, Wistaston, Cheshire, CW2 8NS

An extremely attractive three bedroom semi detached true bungalow nestled in an established cul de sac location and boasting a wonderful rear garden (south facing) with extensive off road parking.

Briefly comprising: Entrance Hall, Living Room with fireplace and garden access, Kitchen, Bedroom One, Bedroom Two, Bedroom Three/Dining Room, Shower Room. Detached single garage, extensive driveway with ample parking space. Pleasant garden frontage and a most charming, unusually generous rear lawned garden.

uPVC Double Glazing and Gas Central Heating.

NO CHAIN





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 & continue. Turn left into Aldersey Road and take the left turn into Arderne Avenue where the property will be observed on the left 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.

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.



THE ACCOMMODATION:-

With approximate dimensions comprises;



ENTRANCE HALL

uPVC double glazed entrance door, radiator, light points, telephone point.



LIVING DINING ROOM

(16'4 x 13'5) An attractive and pleasant room with a charming view over the south facing rear garden. Ceiling light point, radiator, fireplace,, TV point, uPVC double glazed French doors, ceiling coving.





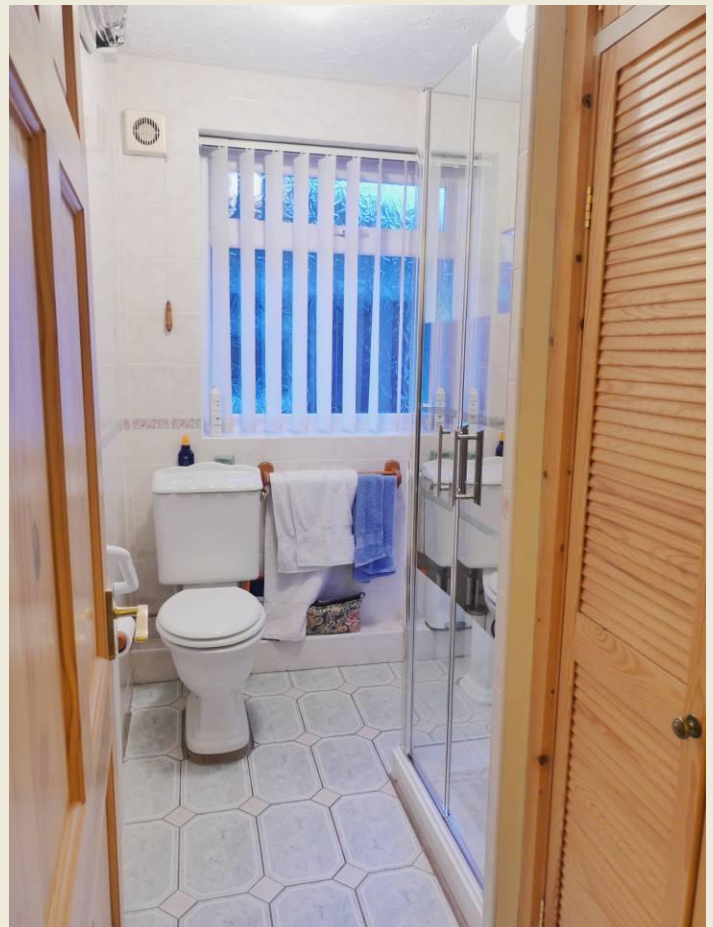
KITCHEN

(12'0 x 8'4) Well equipped with a modern range of deep yellow coloured wall, base and drawer units incorporating roll top laminate work surfaces with inset 1.5 bowl stainless steel sink unit and mixer tap. Ceiling light point, uPVC double glazed window to the side elevation and uPVC double glazed door to the rear. Part tiled walls, tiled floor, space for tall Fridge/Freezer, space and plumbing for a washing machine.



SHOWER ROOM

Recently installed corner shower cubicle with electric shower, ceiling light point, uPVC double glazed window to the side, low level WC, pedestal wash hand basin, tiled walls and floor, extractor fan, built in storage cupboard. Loft access via hatch with drop down ladder, (part boarded) with combination gas central heating boiler.





BEDROOM ONE

(12'9 x 9'5) Double bedroom with ceiling light point, uPVC double glazed bay window to the front, ceiling coving, radiator.

BEDROOM TWO

(10'2 x 8'7) A double bedroom with ceiling light point, uPVC double glazed window, ceiling coving, radiator.

BEDROOM THREE / DINING ROOM

(8'7 x 7'4) Single bedroom, ceiling light point, uPVC double glazed window, ceiling coving, radiator.

EXTERIOR

The property enjoys an excellent size driveway which provides ample off road parking, whilst a pleasant garden frontage provides an attractive area, side access.

The south facing rear garden is a delight, being larger than expected, having been superbly landscaped to feature an attractive circular lawn with various planted borders and an extensive patio area. Solar panels.

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

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!

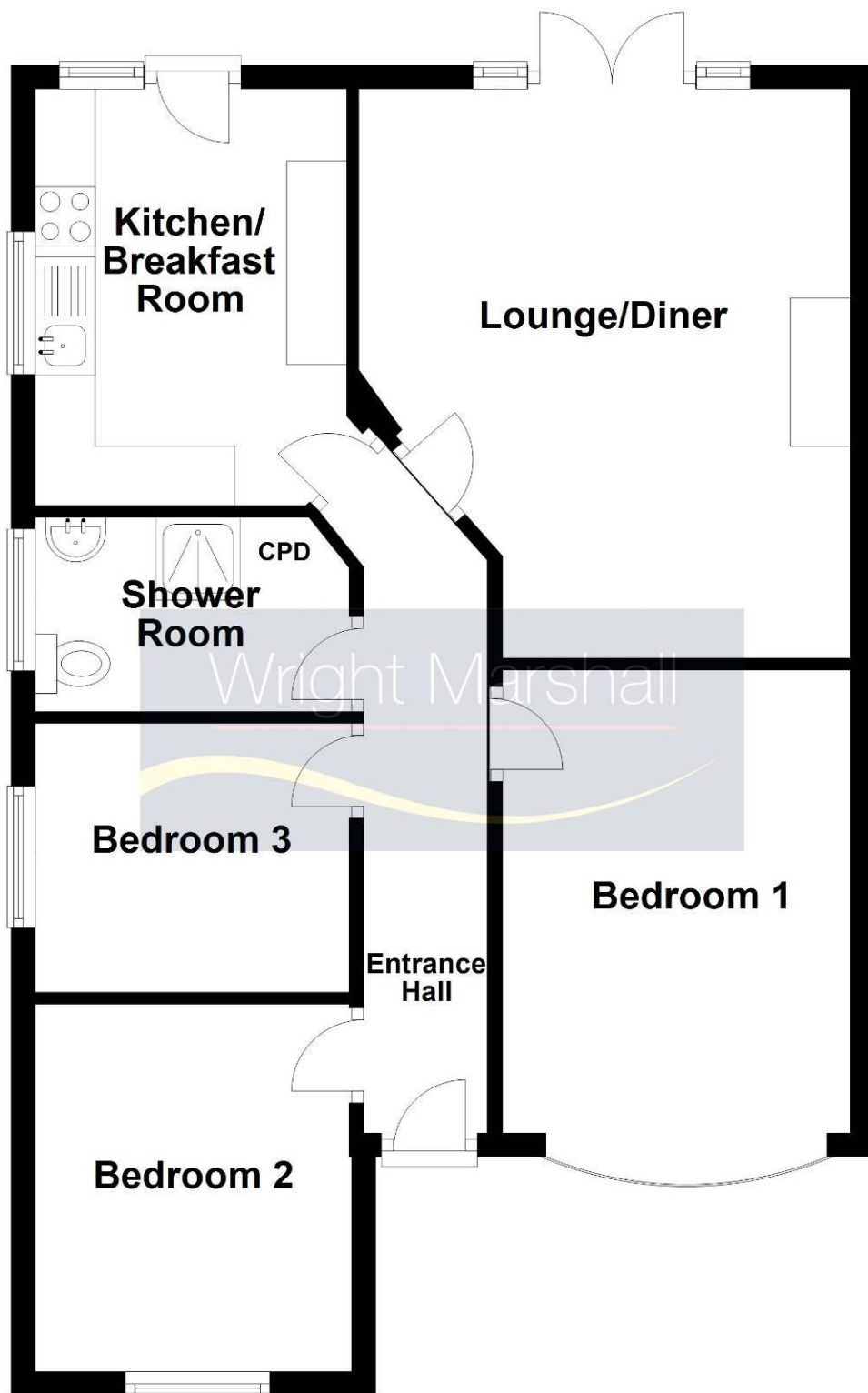
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



Floor Plan

Approx. 65.4 sq. metres (703.6 sq. feet)



Wright Marshall
Estate Agents

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