



90 SANDYLANDS PARK | WISTASTON | CHESHIRE | CW2 8HD | OIRO £275,000



# 90 Sandylands Park, Wistaston, Cheshire, CW2 8HD

An exceptional naturally light & deceptively spacious semi detached extended three bedroom, two bathroom dormer bungalow standing in a superb & sought after location within Wistaston. Impressively, the property adjoins beautiful open fields to the rear and boasts an extensive driveway & single garage with separate office.

Briefly comprising; Entrance Hall, Spacious Living Room, Bedroom Three & Ensuite Shower Room, Expansive Kitchen Dining Family Room with bi fold doors opening to the rear garden, Inner Hall, Laundry Cupboard. First Floor Galleried Landing, Spacious Bedroom One with wonderful open view of fields to the rear, 'Jack & Jill' Ensuite /Family Bath & Shower Room, Bedroom Two.

UPVC D.G. & Gas C.H.

Viewing is strongly recommended to appreciate the outstanding home with the surprising & excellent open aspect to the rear over fields.





#### DIRECTIONS

Proceed from the agents Nantwich office along hospital street and continue ahead at the mini roundabout. At the churches mansion roundabout take the first exit and at the next roundabout take the third exit onto Crewe road. Continue ahead at the Peacock Public House roundabout continuing on Crewe Road. Turn left into Church Lane and take the first left turn into Sandylands Park. Bear left (following the numbers), and 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.

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](mailto: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.





#### AGENTS NOTE

The property stands in an incredibly desirable residential locality within walking distance of shops, primary school and community hall. Of particular note is the outstanding view to the rear over the adjoining open fields. Viewing is highly recommended.

#### THE ACCOMMODATION:-

With approximate dimensions comprises;

#### ENTRANCE HALL

Highly attractive composite upvc double glazed entrance door, inset mat well. Open to the Living Room.

#### SPACIOUS LIVING ROOM

An excellent well proportioned room boasting an abundance of natural light. Ceiling light point, large upvc double glazed window to the front elevation, wall mounted TV point, radiator. Doors to the Kitchen Dining Family Room, Inner Hall and Bedroom Three.



SPACIOUS LIVING ROOM





### BEDROOM THREE

Ceiling light point, radiator, large upvc double glazed window to the front allowing an abundance of natural light.

Door to the ensuite shower room.

### ENSUITE SHOWER ROOM

Corner shower cubicle, WC, wash hand basin, recessed ceiling spotlights, part tiled walls and floor, radiator, upvc double glazed window to the side.





EXTENSIVE KITCHEN DINING FAMILY ROOM





#### EXTENSIVE KITCHEN DINING FAMILY ROOM

An extremely impressive, spacious and naturally light extended space with the most wonderful outlook over open fields towards the Peckforton Hills, and garden access via upvc double glazed bi fold doors opening onto the superb patio. Comprehensively well equipped, the chic kitchen features white gloss wall, base and drawer units with attractive granite effect roll top laminate work surface and 1.5 bowl single drained sink unit and mixer tap. Integrated electric oven, electric hob, extractor filter canopy over and dishwasher. Recessed ceiling apt lights, stunning part tiled walls, upvc double glazed window to the rear, contemporary vertical radiator. Space for tall fridge freezer. Substantial space for both relaxing and entertaining, there are two distinct dining and family areas. Two Velux roof lights to the extended garden room style space together with a range of full height white gloss cupboards, drawers and central shelving with TV provision. Continuation of highly attractive flooring.







#### INNER HALL

Ceiling light point, stairs rising to the first floor. Door to the laundry cupboard.

#### LAUNDRY CUPBOARD

Space & plumbing for automatic washing machine and shelf provision for unvented tumble dryer.

#### GALLRIED FIRST FLOOR LANDING

Ceiling light point, upvc double glazed window, contemporary radiator, loft access. Built in cupboard housing Worcester gas fired central heating boiler & additional fitted cupboard to the side.



#### BEDROOM TWO

Ceiling light point, radiator, upvc double glazed window to the front allowing an abundance of natural light.





#### BEDROOM ONE

Unexpectedly incredibly spacious featuring a magnificent open vista to the rear over fields towards Peckforton Hills. Ceiling light point, radiator, TV point. Doors to the landing and 'Jack & Jill' Bath and Shower Room.



#### 'JACK & JILL' / FAMILY LUXURY BATH & SHOWER ROOM

Luxuriously appointed with an outstanding rural vista to the rear. Large double end bath, large walk in shower, large wall mounted wash hand basin, low level WC, recessed ceiling spot lights, part tiled walls and floor, chrome ladder radiator.

#### EXTERIOR

The property stands well back within the mature residential locality, and boasts extensive paved off road parking to the front & side for several vehicles.

Lawned frontage with specimen ornamental tree, planted borders.

Single garage to side with up & over door, power & light

Separate office to the rear with ceiling light point and upvc double glazed window. The space could be utilised for a variety of uses.

The rear garden is a wonderful spot to relax and entertain and features an extensive substantial paved patio which enjoys a sublime backdrop of fields. Lawned area, paved path with gate to the side.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

#### 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.



'JACK & JILL' / FAMILY LUXURY BATH & SHOWER ROOM

#### 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 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](mailto: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

Approx. 76.0 sq. metres (818.0 sq. feet)



### First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)

