



109 CHURCH LANE | WISTASTON | CHESHIRE | CW2 8ER | OIRO £285,000



109 Church Lane, Wistaston, Cheshire, CW2 8ER

A delightful & attractive brick built traditional three bedroom semi detached house of considerable charm & appeal.

Well appointed, the property offers comfortable & good size accommodation whilst also boasting a high degree of natural light. Ideal for a variety of purchasers, the excellent property deserves prompt inspection in order to be fully appreciated.

The pleasant property briefly comprises; Entrance Hall with wood floor, Cloaks/WC, Open plan Living Dining Room with attractive view to front, Kitchen Diner with doors to the rear garden, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Contemporary Family Bathroom. UPVC D.G. & Gas C.H.

Extensive driveway providing parking for numerous vehicles, delightful mature lawned front garden with established borders and manageable enclosed rear lawned garden with various shrubs, plants & patio.

Standing in a sought after location within walking distance of a primary school, shops & community hall.





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street continuing ahead at the mini roundabout. Turn left at the 'Churches Mansion' roundabout & at the next roundabout take the third exit onto Crewe Road & proceed through Willaston. Opposite the Co-Op-store turn left into Church Lane & 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.

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 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 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.



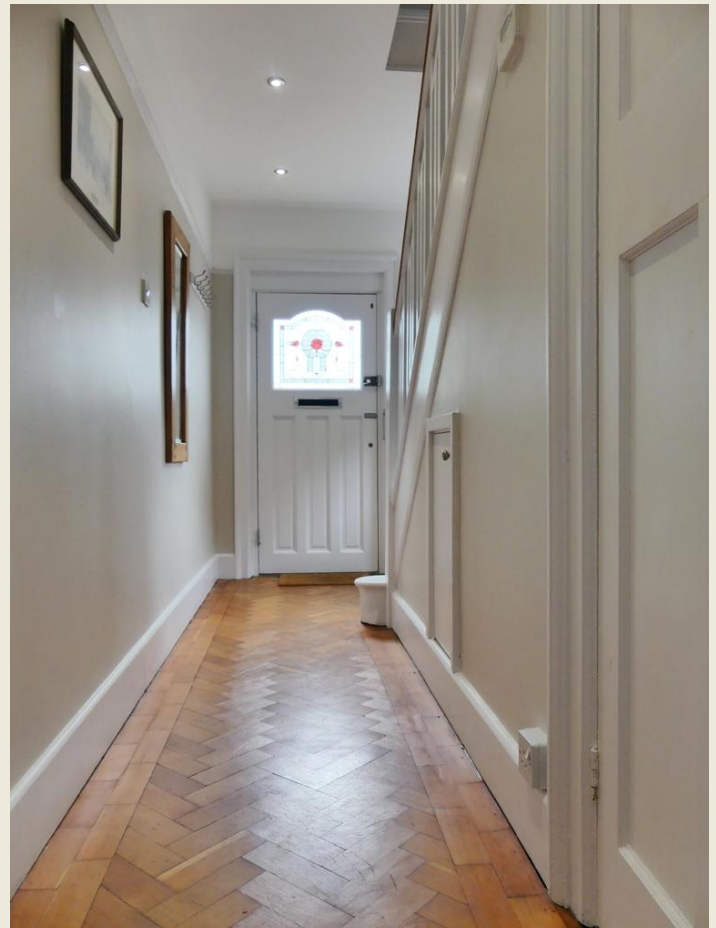


THE ACCOMMODATION:

With approximate dimensions, comprises:-

ENTRANCE HALL.

Attractive solid wood entrance door with pretty stained glass pane.
Ceiling light point. Radiator. Highly attractive wood floor.
Stairs rising to the first floor.







LIVING DINING ROOM:-

LIVING ROOM

Well appointed and bathed in an abundance of natural light. The elegant room features a ceiling light point, radiator, large UPVC double glazed window to the front elevation with pleasant leafy outlook, TV & telephone points. Fire surround with gas fire, marble inset and hearth.

DINING ROOM

Of an excellent size with ceiling light point, fitted shelving, built in cupboards, radiator. Open to the kitchen diner.

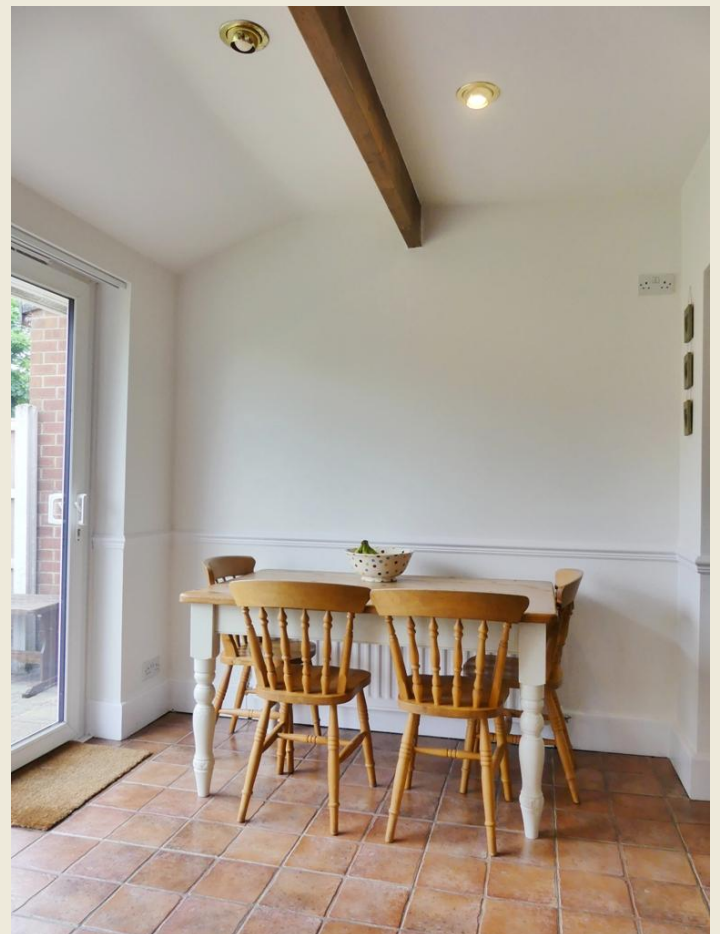
KITCHEN DINER

An incredibly well equipped kitchen diner presented in a charming country style. Comprehensively well equipped, there are extensive cream coloured wall, base & drawer units to three elevations extending to peninsula. Wood effect laminate work surfaces with inset 1.5 bowl white ceramic sink unit & mixer tap.

Gas & electric range cooker, space for tall fridge freezer, space & plumbing for both a dishwasher & washing machine.

Various ceiling lights, exposed beam, uPVC double glazed windows to the side & rear, part tiled walls, highly attractive tile floor.

Open to the dining area which is of an excellent size featuring dado rail, high ceiling, radiator, continuation of tile floor, uPVC double glazed sliding door to the rear.

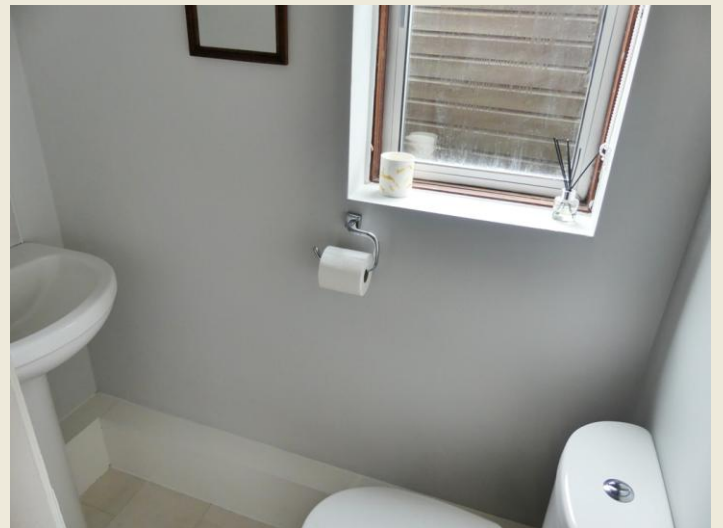






UNDERSTAIRS WC

Low level WC, wash hand basin, ceiling light points, radiator.



FIRST FLOOR LANDING

Ceiling light point, UPVC double glazed window to the side.



BEDROOM ONE

An excellent size and well appointed with ceiling light point, radiator, UPVC double glazed bay window to the front with a particularly lovely leafy outlook.



FAMILY BATHROOM

Panelled bath with mains shower over, low level WC wash hand basin with mixer tap. Recessed ceiling spotlights, part tiled walls, uPVC double glazed window to the rear elevation, chrome ladder radiator.

BEDROOM TWO

Enjoying a pleasant outlook over the rear garden, ceiling light point, radiator, Upvc double glazed window to the rear, two built in wardrobes.





BEDROOM THREE

Ceiling light point, radiator, UPVC double glazed window to the front with delightful outlook, loft access.



EXTERIOR

The property is well set back from the established and pretty road and is approached through attractive brick pillars. An extensive paved driveway provides off road parking for numerous vehicles. Shaped lawns, established planting, side gate leading to the rear garden. Rear garden laid to lawn with patio/seating area and fencing to boundaries. Pretty planted borders.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

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



SALE PARTICULARS AND 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.

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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.





Ground Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Wright Marshall
Estate Agents

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