



MISREPRESENTATION ACT 1967.

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A most impressive, substantial & characterful period residence, boasting wonderful extended and flexible family size accommodation. Stylish, well proportioned and retaining many original character features, the superb four bedroom, two bathroom detached home of high appeal offers an ideal opportunity for a variety of prospective purchasers. Detached brick built garage, vast gravel driveway & extremely spacious family size gardens.

DIRECTIONS

Proceed from the Agent's Nantwich office, out of town along the Crewe Road, past The Peacock Public House. At the roundabout, take the 2nd exit & continue along Crewe Road. The property will be observed by our 'For Sale' board 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.

DESCRIPTION

A most impressive, substantial & characterful period residence, boasting wonderful extended and flexible family size accommodation. Stylish, well proportioned and retaining many original character features, the superb four bedroom, two bathroom detached home of high appeal offers an ideal opportunity for a variety of prospective purchasers. Briefly comprising; Entrance Porch, Entrance Hall, Cloaks/WC, Living Room, Kitchen Dining Family Room, Utility Room, Sitting Room/Office. Galleried First Floor Landing, Master Bedroom One with delightful garden view to the rear, 'Jack & Jill' Ensuite / Bathroom, Bedroom Two with Ensuite Bath & Shower Room, Bedroom Three, Bedroom Four. Standing delightfully within its spacious plot, there is an extensive driveway with double gates to the side in turn leading to the detached brick built garage (which could be converted to a home office or leisure room etc, subject to necessary consents). The rear garden is a delight, being well established, predominantly laid to lawn and featuring a wealth of mature shrubs, plants, trees & hedging.

AGENTS NOTE:

The impeccable period residence offers exacting character features you would hope to find including original parquet flooring, original doors & staircase, picture rails & leaded windows, which is becoming increasingly rare to find. Located in a sought after position along Crewe Road, being well set back, the family size home deserves discerning buyers to promptly inspect the wonderful home on offer.

The gardens & driveway are vast, particularly by today's standards and provide a wonderful exterior space whilst the detached brick built garage

to the rear, discreetly positioned behind double opening timber gates, ensures that anyone with classic cars, motorcycles or indeed anyone wishing to create a home office or leisure suite etc, has the perfect place to create just that, subject of course to any necessary consents.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH

Glazed double opening doors to the porch. Internal entrance door to the Entrance Hall.

ENTRANCE HALL

A most elegant & resplendently appointed classic period entrance hall of immense appeal.

Part glazed entrance door with side panes, ceiling light point, stunning original parquet floor & stairs rising elegantly to the first floor with built in cupboard beneath, radiator, ceiling coving, picture rail, telephone point.

CLOAKS / WC

Cleverly designed with a designated cloaks cupboard with ceiling light point & coat hooks and continuation of the parquet flooring. Door to the WC with concealed cistern WC, light point, tile floor, wash hand basin with tile splash back upon vanity cupboard unit, leaded window to the side elevation.

LIVING ROOM

Extremely well proportioned, as you would expect for the period the property was constructed, the elegant room is very tastefully decorated and affords a pleasant aspect to the front through the large original leaded bay window with secondary glazing, ceiling light point, radiator, original & elegant original parquet floor, TV point, attractive fireplace surround with electric fire, wall light points, double opening glazed doors to the Kitchen Dining Family Room.

KITCHEN DINING FAMILY ROOM

A most wonderful space with plenty of room for both socialising & relaxing whilst enjoying the view over the large rear garden. Original door from the Entrance Hall with charming area for both book shelves & fitted with wall mounted cabinets fitted with inset lighting, and featuring granite work surface to the base level cupboard unit.

The Dining Family Area boasts uPVC double glazed windows, wall light points, two radiators, uPVC double glazed French doors to the rear extensive patio & garden beyond, tiled floor, TV point. The super room opens to the Breakfast Kitchen which is comprehensively well equipped with an attractive modern range of wall, base & drawer units incorporating breakfast peninsula, granite work surfaces & inset single drainer double stainless steel sink unit and mixer tap. Ceiling light points over the breakfast peninsula & recessed ceiling spotlights, large uPVC double glazed window to the rear with pleasant garden outlook, part tiled walls., continuation of tile floor. Appliances include: Eye level electric oven/grill, separate electric oven with electric hob over & extractor canopy, integrated dishwasher. UPVC Double glazed door to the side elevation & original door to the Utility Room.

UTILITY ROOM

Ceiling light point, range of units & work surface, continuation of the tiled floor. Space & plumbing for washing machine.

SITTING ROOM / OFFICE

Elegant & incredibly versatile with a high degree of natural light through the large leaded bay window to the front elevation, ceiling coving, attractive fireplace with coal effect gas fire, window to the side elevation, stunning parquet floor, TV point, radiator.

GALLERIED FIRST FLOOR LANDING

Ceiling light point, radiator, window to the rear elevation with pleasant garden outlook.

MASTER BEDROOM ONE

An extremely generous room, which could be used as the second bedroom if required but presently used as the principle master bedroom. Ceiling light point, large window to the rear elevation with superb garden outlook, radiator, small loft hatch.

'JACK & JACK' ENSUITE / FAMILY BATHROOM

Accessed through doors via both Bedroom One & Galleried Landing. Superbly appointed with panel bath with end mixer taps & hand held telephone style shower attachment, concealed cistern WC & inset wash hand basin within an excellent base level storage unit. Ceiling light points, wall light point, leaded window to the side elevation, part tiled walls & tile floor, Victorian style chrome radiator/towel rail, corner shower with electric shower (fully tiled where visible).

BEDROOM TWO

Well presented & of an excellent size, with ceiling light point, leaded window to the front elevation, range of fitted wardrobes & drawers, radiator.

Door to the Ensuite Bath & Shower Room.

ENSUITE BATH & SHOWER ROOM

Panel bath with end mixer taps featuring telephone style hand held shower attachment, low level WC, wall mounted mirror, ceiling light point, part tiled walls & floor, window to the rear elevation, wash hand basin inset into attractive vanity unit with wall mounted mirror with pelmet lighting, Victorian style chrome radiator/towel rail, double size shower cubicle with sliding door & mains shower (fully tiled where visible).

BEDROOM THREE

Ceiling light point, radiator, highly attractive leaded bay window to the front elevation.

BEDROOM FOUR / OFFICE

Ceiling light point, radiator, window to the front elevation.

EXTERIOR

The property stands resplendently set back on one of the most popular roads, with its varied mixture of substantial homes. Approached over an extensive driveway, there is an extremely generous driveway which enables ample parking & turning for several vehicles. Brick wall & planted border to the front boundary & mature hedging to the side boundaries.

The exceptional period residence certainly has an impressive appeal with its herringbone brick bay window details. Timber double opening gates to the side which leads to the detached garage set well within the rear garden & particularly secure. The rear garden is wonderful & of an unusually generous size by today's standards, making it perfect for families in particular as it is so secure, being gated. Predominantly laid to lawn, the spacious garden also features a vast stone paved entertaining patio - being the perfect spot to relax & entertain. A pretty shaped timber pergola with climbing Roses is a joy in the Summer time, and there are additional shrubs, plants & trees, all bordered by highly attractive indigenous hedging. In all, the gardens perfectly compliment the magnificent family size residence.

DETACHED BRICK BUILT GARAGE

Brick construction with up & over door, window, door to side & both power and light. There is the potential to create a leisure room, designated home office, business use etc, subject to any necessary & required consents.

EPC RATING: TBC

COUNCIL TAX BAND: F

SERVICES

All mains water, electricity, gas & 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!

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** 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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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.