



33 FULLER DRIVE | WISTASTON | CHESHIRE | CV2 6TH | OIRO £259,950



33 Fuller Drive, Wistaston, Cheshire, CW2 6TH

An extremely deceptive true bungalow nestled in an incredibly popular residential location, being ideal for commuting by local road and rail links and within a short drive of Nantwich, Crewe and Leighton Hospital. Boasting a surprising spacious Living Dining Room with vaulted ceiling and featuring excellent parking facilities, the accommodation briefly comprises:- Entrance Hall, Living Dining Room, Conservatory, Fitted Kitchen, Bedroom One with Ensuite, Shower Room, Bedroom Two, Bathroom. Detached single garage with extensive tarmac driveway providing vast off road parking for several vehicles. The property enjoys pleasant low maintenance gardens to both the front and rear. UPVC double glazing throughout and gas central heating.

**MUST BE VIEWED TO BE APPRECIATED
NO CHAIN**





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and proceed ahead to the roundabout. At the 'Churches Mansion' roundabout take the first exit at the next take the third exit onto Crewe Road. Continue along Crewe Road passing the Peacock Pub/Hotel and continuing through the 'Wells Green' traffic lights. Turn right into Laidon Avenue and take the left turn into Fuller Drive 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.

NEARBY NANTWICH TOWN

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. Ceiling light point. Radiator. Telephone point



LIVING DINING ROOM

An expansive room with a wonderful surprising high vaulted ceiling, which certainly provides a 'wow' factor. Ceiling fan (light point is currently disconnected). Two radiators. Hive thermostat. Leaded windows. Beamed ceiling. Exposed brick wall with central chimney piece and fireplace upon quarry tiled hearth. Wall light points. Additional ceiling light point. Timber ceiling section. TV point. Sliding patio doors to the conservatory.





CONSERVATORY

Brick base with UPVC double glazed windows & double glazed doors to the rear garden. Ceiling fan with lights. Power points. TV point. Ceramic tiled floor. Vertical blinds.



KITCHEN

Oak effect wall, base and drawer units with roll topped laminated work surface and inset sink unit with mixer tap. Ceiling light point. UPVC double glazed leaded window. Part tiled walls. Side door. Integrated electric hob with extractor over and electric oven below. Wall mounted gas central heating boiler. INCLUDED: Washing machine, slimline dishwasher and tall fridge/freezer.

BEDROOM ONE

Ceiling light point. radiator. Leaded double glazed window to the front. Door to the ensuite. TV aerial.

ENSUITE SHOWER

Corner shower. Ceiling light point. Leaded double glazed window. Low level WC. Wash hand basin. Part tiled walls. Radiator. Ceiling extractor fan.





KITCHEN (ABOVE) & BEDROOM ONE (BELOW)





BEDROOM TWO

Ceiling light point. Radiator. Leaded double glazed window. Range of built in wardrobes.

BATHROOM

Panelled bath. Low level WC. Pedestal wash hand basin. Ceiling light point. Part tiled walls. radiator. Leaded double glazed window. Wall cabinet.



EXTERIOR

The property enjoys a generous plot set within a mature residential development ever popular with a variety of purchasers. Approached over a long tarmacadam driveway providing superb parking facilities for several vehicles. Paved pathway leading to a timber side gate. Satellite dish and TV aerial.

The rear section is enclosed with double opening gates which provide access to the detached single garage. Established laurel hedging to the front with numerous shrubs. Paved pathway. The rear garden is particularly low maintenance being paved on two levels enabling both relaxing and entertaining.

Pleasant hedging, shrubs and plants provide areas of interest.

DETACHED SINGLE GARAGE

Up and over door. Personal door to the side.

EPC RATING: D

COUNCIL TAX BAND: C

AGENTS NOTE:-

Kitchen white goods.

All carpets (hall and bedrooms 4 years old, living/dining 18 months old).

All curtain rails and curtains plus vertical blinds in the conservatory.

All light shades. TV Aerial and Satellite dish.

SERVICES

All mains water, gas, electricity & drainage 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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.

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.



