



416 CREWE ROAD | WISTASTON | CHESHIRE | CW2 6QN | OIRO £359,000



416 Crewe Road, Wistaston, Cheshire, CW2 6QN

An excellent three bedroom semi detached character property of high appeal standing well set back from the ever popular Crewe Road with its pleasant range of attractive period properties. Retaining original features including stained glass, the comfortable accommodation is suitable for sympathetic enhancement and possible extension subject to any necessary consents.

The accommodation briefly comprises; Entrance Porch, Entrance Hall, Reception Room One, Reception Room Two, Fitted Kitchen, Rear Vestibule, Utility Room, Shower Room/WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Mature gardens to the front & rear, extensive driveway & garage. Part double glazing & gas C.H.

VIEWING HIGHLY RECOMMENDED

NO CHAIN





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be observed on the right hand side just before the turn for Princess Drive.

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.





THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE PORCH

Glazed double opening doors, glazed panes to side. Feature window to the side. Ceiling light point. Tiled floor. Exposed brickwork. Timber panel ceiling. Shelving.

ENTRANCE HALL

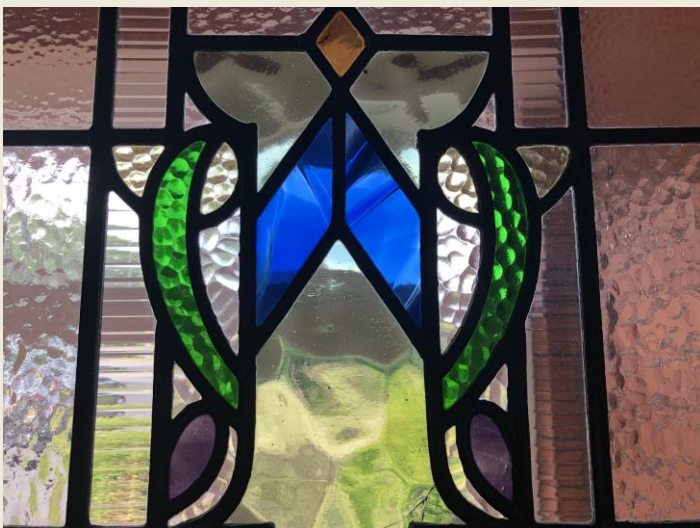
Attractive original entrance door with ornate stained glass pane and leaded window. Ceiling light point. Radiator. Original stairs rising to the first floor. Cupboard beneath with wall light point and coathooks. Original leaded window to the front elevation. Smoke detector. Picture rail. Telephone point. Note: Stair lift fitted.

LIVING ROOM

Pleasant and light with ceiling light point. Picture rail. Large UPVC double glazed bay window to the front with inset original stained glass. Radiator. TV aerial point. Ceiling coving. Fireplace with hearth (open fire - not tested).

DINING ROOM

Ceiling light point. Ceiling coving. Shelving. Radiator. Fireplace with gas fire upon hearth. UPVC double glazed double opening to the rear garden with side panes.





KITCHEN ROOM

Well appointed and equipped being fitted with a modern range of Shaker style white coloured wall, base and drawer units with granite effect roll topped laminated work surface with inset stainless steel single drainer sink unit and mixer tap. Part tiled walls. Ceiling light point. Ceiling coving. Radiator. Tiled floor. UPVC double glazed window to the side. 'Lamona' four ring electric hob with electric hob with extractor over, 'Lamona' eye level electric oven/grill. Open to additional area (former pantry), space beneath granite effect roll topped laminated work surface for base level fridge and freezer. Under unit lighting. UPVC double glazed window to the side. Part tiled walls and continuation of tiled floor. Door from the kitchen to the rear vestibule/utility.

REAR VESTIBULE / UTILITY

Space and plumbing for washing machine beneath marble effect roll topped laminated work surface. Tiled floor. Wall light point. Part glazed door to side. Wall mounted 'Worcester' gas central heating boiler. Door to shower room/WC.

SHOWER ROOM / WC

Corner shower with sliding doors, 'Mira Sport' electric shower (fully tiled where visible). Ceiling light point. part tiled walls. Two UPVC double glazed windows to the side. Radiator. Wall mounted wash hand basin. 'Dudley' low level WC. Floor covering and 'Newlec' extractor fan.





FIRST FLOOR LANDING

Original and highly attractive stained glass window to the stairs. Ceiling light point. Smoke detector. Loft access. Original built in airing cupboard with hot water cylinder and shelving.

BEDROOM ONE

Well proportioned and pleasantly light. Two ceiling light points. Two double built in wardrobes. UPVC double glazed window to the rear with pleasant outlook. Telephone point. Loft access. Shelving. TV wall bracket.

BEDROOM TWO

Generously proportioned and enjoying plenty of natural light with ceiling light point. Radiator. Two UPVC double glazed windows to the side and rear which enjoy a very pretty garden view. Loft access. Shelving.

BATHROOM

Low level WC. Pedestal wash hand basin. Panelled bath. Ceiling light point. Part tiled walls. Wall mounted heater. UPVC double glazed window. Slim built in shelving unit. Radiator.





BEDROOM THREE

Ceiling light point. UPVC double glazed bay window to the front elevation with garden outlook. Twin double built in wardrobes and shelving. Central cupboards with wall mounted mirror and pelmet over.

AGENTS NOTE:-

Standing well back from the highly regarded Crewe Road, the fine period home, though well maintained, would benefit from sympathetic enhancement. There is also the potential to extend the existing accommodation, subject to any necessary consents.

EXTERIOR

The property is approached over an extensive driveway which provides super off road parking provision. Timber single garage to the side. Front lawn with richly painted borders being stocked with established shrubs, plants and trees. Door to the side providing access to the excellent size rear garden being laid to lawn with paved patio and featuring numerous plants, shrubs and trees. The rear garden enjoys a good degree of privacy.

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES

All mains gas, water, electricity & drainage services are 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. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

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SALES & PARTICULARS & PLANS

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.

MARKET APPRAISAL

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.

FINANCIAL ADVICE

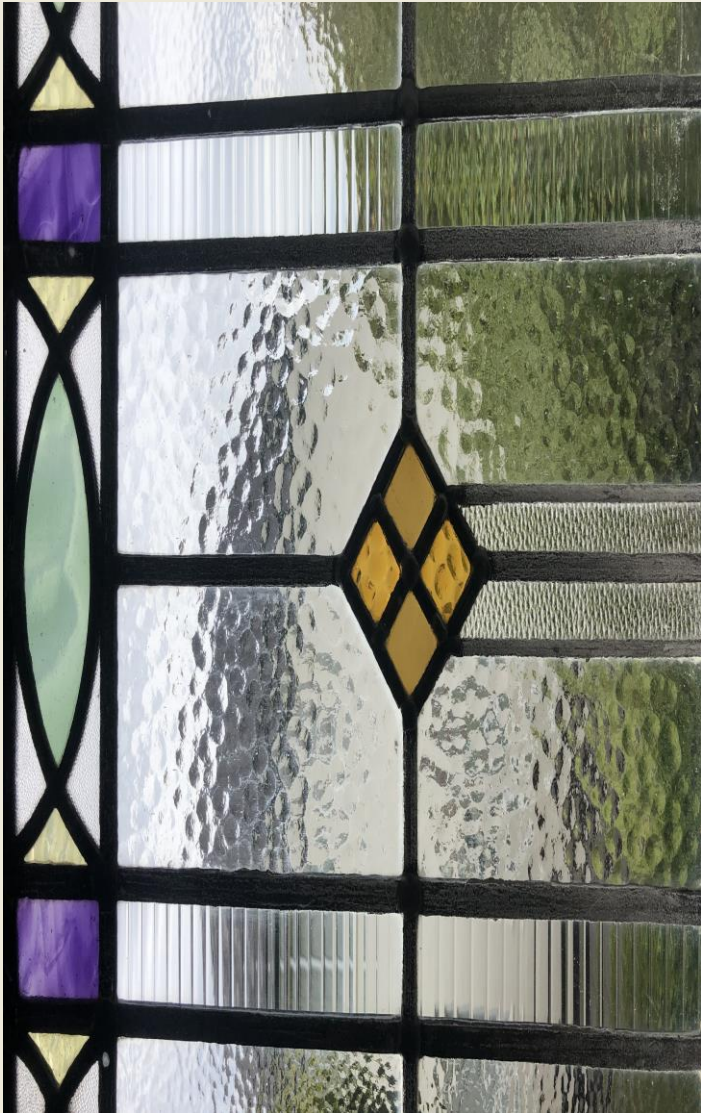
We can help you fund your new purchase with mortgage advice!

** 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.

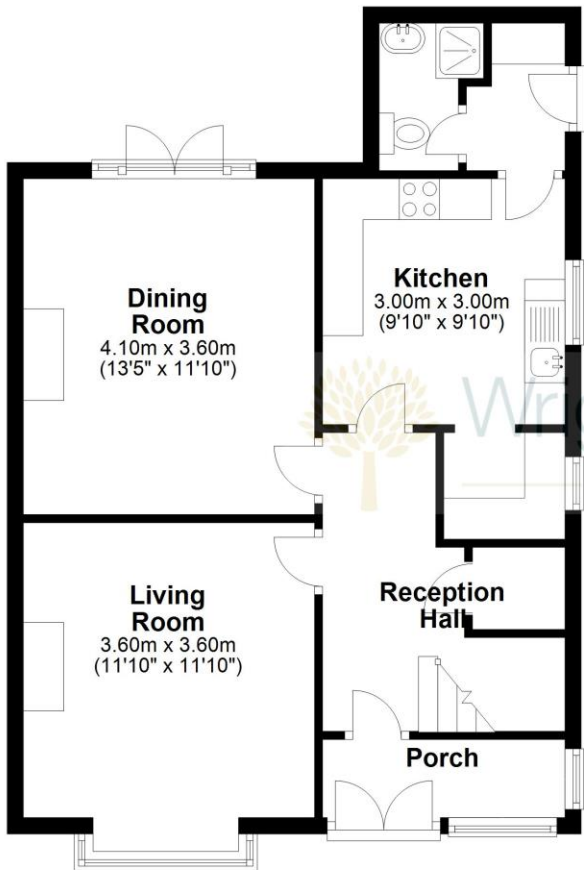
Your home may be repossessed if you do not keep up repayments on your mortgage.





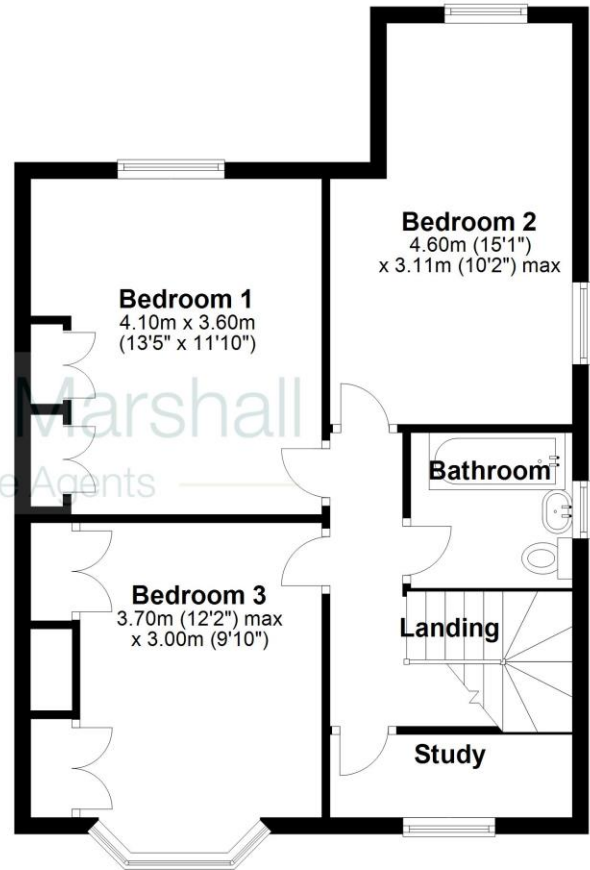
Ground Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 113.8 sq. metres (1224.9 sq. feet)

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