



Ground Floor
Area: 67.0 m² ... 722 ft²



First Floor
Area: 55.8 m² ... 601 ft²

All measurements are approximate and for display purposes only

Total Area: 122.8 m² ... 1322 ft² (excluding garage)

51, Broughton Lane, Wistaston, CW2 8JR

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An outstanding extended & remodelled Three Bedroom, Two Bathroom Semi Detached Period House of immense appeal throughout & retaining much original character and charm. Boasting an impressive Kitchen Diner & two reception rooms, there is ample space for a variety of prospective buyers. With extensive parking & a superb private lawned rear garden of an excellent size, and a detached garage, the fine home deserves prompt attention.

DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. Turn right into Broughton Lane just before the bridge & the property will be observed on the right hand side.

DESCRIPTION

An extremely attractive period Three Bedroom, Two Bathroom Semi Detached traditional House of immense appeal & resplendent with a wealth of glorious original features, located in a popular area in 'old Wistaston'.

Boasting many original features including picture rails & stained glass.

The accommodation briefly comprises; Stunning Entrance Hall with wood floor & beautiful stained glass windows, reception room one (Living Room) with wooden floor & highly attractive bay window, reception room two (Dining Room) with pretty fireplace & being open to the Contemporary Fitted Kitchen Diner with superb garden outlook, Cloaks/WC.

First Floor Landing, Master Bedroom One with Ensuite and exceptional rear garden view, Bedroom Two with super front aspect, Bedroom Three, Bathroom.

There is a wonderful large rear lawned garden with patio area, garage & super extensive drive to the front. UPVC Double Glazing & Gas central heating.

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 is a short 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;

ENCLOSED PORCH

Arch top double opening doors.

ENTRANCE HALL

Beautiful original entrance door with charming circular stained glass panel with matching side panes and glazed upper panes. Ceiling light point and rose. Dado rail. Radiator. Picture rail. Original circular stained glass side window. Magnificent wood block floor and original stairs rising to the first floor with cupboard beneath.

LIVING ROOM

(11'10" x 12'0") ((3.61m" x 3.66m"))

Adorned with natural light and beautifully appointed, the room features ceiling light point. Deep ceiling coving. Picture rail. UPVC double glazed bay. Curved radiator beneath. TV point. Highly attractive timber fire surround. Tiled inserts and raised hearth.

DINING ROOM

(11'10" x 12'2") ((3.61m" x 3.71m"))

Superbly presented, the room features a ceiling light point. Ceiling coving. Dado rail Radiator. Attractive fire surround with tiled inserts and raised chequer board style hearth. Beautiful woodblock floor. Open to the kitchen diner.

KITCHEN DINER

(13'5" x 11'10") ((4.09m" x 3.61m"))

Affording a delightful rear garden view. The kitchen is comprehensively and attractively fitted with a range of cream coloured shaker style wall, base and drawer units. Recessed ceiling spotlights. Two UPVC double glazed windows to the rear. Attractive work surfaces and upstands. Tiled splashback to cream coloured range style cooker with chimney style extractor over. Inset sink unit and mixer tap. Dining island unit with cupboards beneath. Radiator. Attractive flooring. Integrated dishwasher, fridge and freezer. Open to the utility room.

UTILITY

(6'8" x 8'2") ((2.03m" x 2.49m"))

Base cupboards and work surface with sink unit. Recessed ceiling spotlights. UPVC double glazed door to the rear. Attractive flooring.

WC

Low level WC. Wash hand basin. Ceiling light point. Continuation of the attractive flooring.

FAMILY ROOM / OFFICE

(8'4" x 8'4") ((2.54m" x 2.54m"))

Ceiling light point. Ceiling coving. UPVC double glazed window. Radiator. Wood effect floor.

FIRST FLOOR LANDING

Ceiling light point. Ceiling coving. Loft access. Stained glass window to the side. Dado rail.

MASTER BEDROOM ONE

(9'11" x 20'8") ((3.02m" x 6.30m"))

Ceiling light point. Radiator. UPVC double glazed window with a superb garden view. Door to the ensuite.

ENSUITE

(5'4" x 8'4") ((1.63m" x 2.54m"))

Corner shower cubicle. Low level WC. Wash hand basin. Ceiling light point. Chrome ladder radiator/towel rail. UPVC double glazed window. Attractive part tiled walls. Attractive flooring. Extractor fan.

BEDROOM TWO

(11'10" x 12'0") ((3.61m" x 3.66m"))

Generously proportioned with ceiling light point. Radiator. Ceiling coving. UPVC double glazed bay window to the front.

BEDROOM THREE

(11'10" x 12'2") ((3.61m" x 3.71m"))

Ceiling light point. Radiator. UPVC double glazed window with excellent view.

FAMILY BATHROOM

(5'10" x 7'5") ((1.78m" x 2.26m"))

Classic in presentation, the bathroom features a 'P' shaped bath with curved glass screen and shower over. Low level WC. Pedestal wash hand basin. Recessed ceiling spotlights. UPVC double glazed window. Radiator. Fully tiled walls. Attractive flooring.

EXTERIOR

10'0" x 17'9" (3.05m x 5.41m)

The property stands back from the popular road behind a mature hedge and lawn. Large gravel drive providing ample off road parking. Timber and gate to side. Detached garage to the rear and extensive rear garden being predominantly laid to lawn with paved patio. Mature hedging, planted border and trees. The property has the benefit of not being directly overlooked to the rear.

DETACHED GARAGE

Up and over door. Window to side.

EPC RATING: D

COUNCIL TAX BAND: D

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

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 & 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. 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

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 find 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