



55A TEAL WAY | WISTASTON | CHESHIRE | CW2 8WG | OIRO £244,950



55A Teal Way, Wistaston, Cheshire, CW2 8WG

Positioned in a highly popular development built by Bloor within 'Old Wistaston', the attractive and surprisingly well proportioned three bedroom, two bathroom semi detached house built to the 'Byron' design enjoys all the features you would expect from a very recently built home whilst now boasting a chic and contemporary interior.

Briefly comprising: Entrance Hall with distinctive painted stairs, comfortable Living Room, sophisticated rich blue coloured Kitchen Diner with gold coloured handles, Utility and Cloaks/WC.

First Floor Landing, Master Bedroom One with ensuite Shower room, Bedroom Two, Bedroom Three and Bathroom. Externally there is a two vehicle tandem driveway with electric car charging point.

Good size enclosed lawned rear garden with paved patio, timber pergola and timber shed.

UPVC double glazing and gas central heating.

(Remainder of warranties etc).

VIEWING HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane. Continue just beyond the turn for Park Drive and turn left into Teal Way (Wistaston Brook Development by Bloor Homes). Continue up the hill and turn right into Teal Way and follow the road around. The property will be observed on the right hand side.

WISTASTON

The property is situated in Wistaston, amidst a variety of 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) & The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email:

admin@berkeley.cheshire.sch.uk are close by

Crewe main line railway station is approx. 1.6 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.





AGENT'S NOTE

The property is neutrally decorated with light and airy rooms enabling purchasers to add their own stamp!

BLOOR HOMES

'Wistaston Brook' is a stunning development is located in the popular locality of Wistaston, and is within walking distance of the famous 'Joey the Swan'. Offering the best of both worlds, there is an easy commute for the M6 motorway & Crewe mainline railway station, as well as being close to several excellent schools and good local amenities, making this the perfect place to buy a property.

The beautiful & thoughtfully designed collection of homes have been crafted for modern living, with open plan living spaces, modern appliances and luxurious finishing touches throughout.

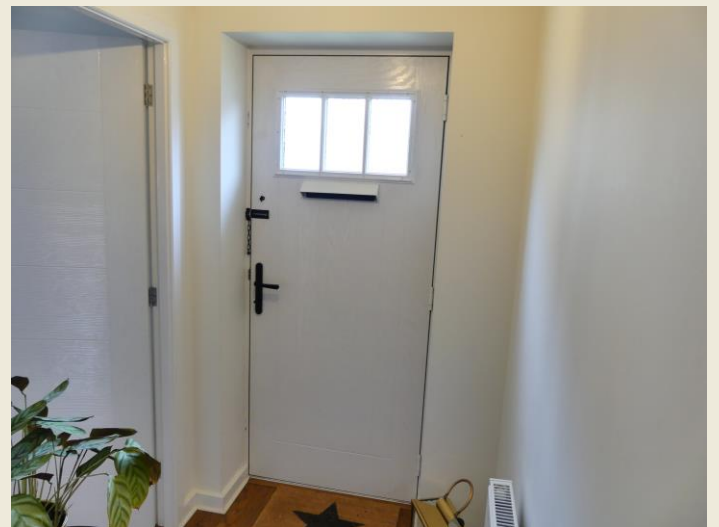
The properties are also constructed with energy efficiency in mind.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

Attractive entrance door with covered porch over and wall mounted courtesy light. Ceiling light point. Attractive wood floor. Painted stairs rising to the first floor with painted wall mounted balustrade. Door opening to the living room.





LIVING ROOM (14'5" x 12'2")

Well proportioned with plenty of space for furniture. Ceiling light point. Radiator. Stunning oak engineered floor. TV point. UPVC double glazed window to the front elevation. Understairs cupboard. Door to the kitchen diner.



KITCHEN DINER (12'2" x 11'10")

Featuring a distinctive elegant deep blue coloured kitchen with wall and base units and elegant gold handles. Wood effect work surface with sink unit and mixer tap. Ceiling light point. UPVC double glazed French doors with side panes. Extractor fan with splashback and gas hob. Integrated dishwasher. Fridge freezer and eye level electric oven. Base board ambient lighting. Radiator. Oak wood flooring. Open to the utility and ample space for table and chairs.





UTILITY / LAUNDRY ROOM

Ceiling light point. Wood effect roll topped laminated work surface. Wall mounted gas central heating boiler. Space and plumbing beneath for washing machine. Door to the WC.

WC

Low level WC. Wall mounted wash hand basin with mixer tap and tiled splashback. Ceiling light point. Radiator. Continuation of the oak wood flooring.



FIRST FLOOR LANDING

Ceiling light point.

BEDROOM THREE (11'10" x 6'3")

Ceiling light point. Radiator. UPVC double glazed window to the front. Bulkhead storage cupboard.



MASTER BEDROOM ONE (9'6" x 11'6")

Ceiling light point. Radiator. UPVC double glazed window to the rear with garden outlook. TV point. Door to the ensuite.



ENSUITE SHOWER ROOM

Attractively fitted with contemporary style sanitary ware including good size walk in shower with sliding doors. Fully tiled and with both a rainfall overhead shower and separate hand held shower attachment. Ceiling light point. UPVC double glazed window with tiled cill. Low level WC. Cupboard with two doors and wash hand basin with mixer tap and tiled splashback. Radiator. Attractive herringbone style wood effect flooring.





BEDROOM TWO (10'2" x 8'10")

Ceiling light point. Radiator. UPVC double glazed window to the front.

BATHROOM

Panelled bath with wall mounted mixer taps and hand held shower attachment. Ceiling light point. Low level WC. Shaver point. UPVC double glazed window. Wash hand basin and mixer tap upon twin drawer cupboard. Ladder radiator/towel rail. Attractive herringbone style wood effect flooring.

EXTERIOR

Approached over a paved pathway with grass frontage and shrubs to the front border. Tarmacadam driveway to the side providing tandem parking for two vehicles. Electric charging point. The rear garden is of a good size and enjoys a lawned area together with a paved patio, gravelled borders, timber pergola and timber shed. Fencing to boundaries.

EPC RATING: B

COUNCIL TAX BAND: C

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.

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 **

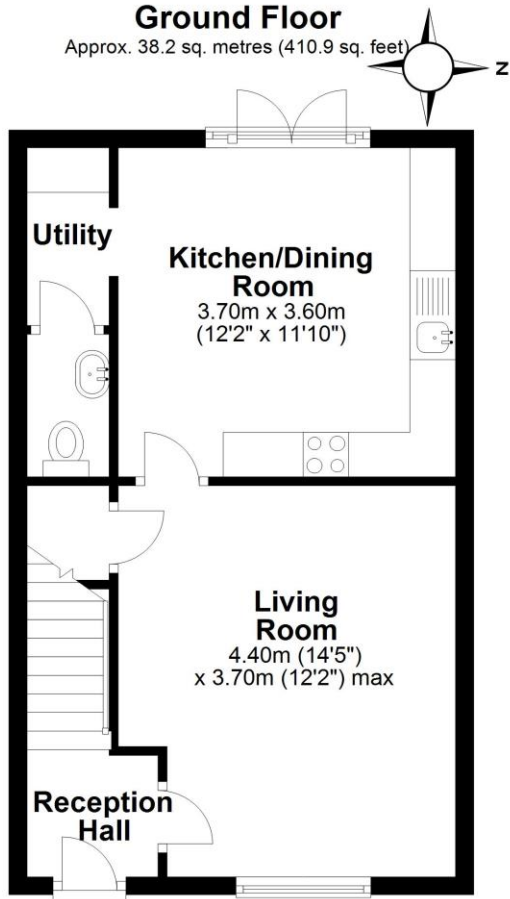
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





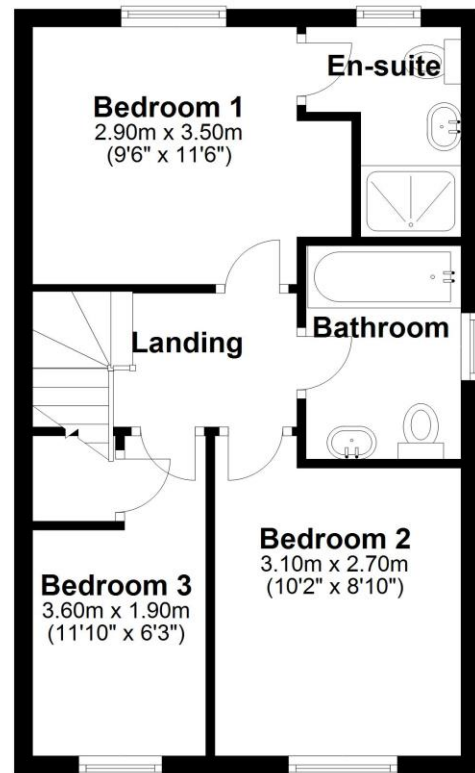
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.7 sq. feet)

55a Teal Way

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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