



88 BROUGHTON LANE | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 8JR | OIRO £319,000



In a highly regarded location, the property enjoys a most delightful position within 'leafy old Wistaston'. Standing back from the road, there is an excellent double width, double depth Tarmacadam driveway providing excellent off road parking provision.

The deceptively spacious semi detached three bedroom, two bathroom house has been lovingly enhanced and superbly extended by the present owners which has culminated in an inspired & seamless blend of both character and contemporary features.

Buyers who desire a home in generous gardens with an appealing outlook yet being placed in a convenient position for facilities including shops, schools & road/rail networks, are sure to be impressed by the charming home & it would certainly suit a wide variety of purchasers.

The well proportioned accommodation briefly comprises; Entrance Hall, Living Room with bay window & stove, Snug opening to the Kitchen Diner, Utility Room.

First Floor Landing, Master Bedroom One & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bathroom. Attractive deep planted borders to the front. Side access to rear.

Outstanding large terraced rear garden with seating areas, space for shed/greenhouse, steps descending to additional terraces & lower lawned garden with well stocked flower beds, all adjoining Wistaston Brook to the rear and enjoying a wonderful degree of privacy.

D.G throughout & gas central heating.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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 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' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and 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 and Jct 17 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

LIVING ROOM





KITCHEN DINER





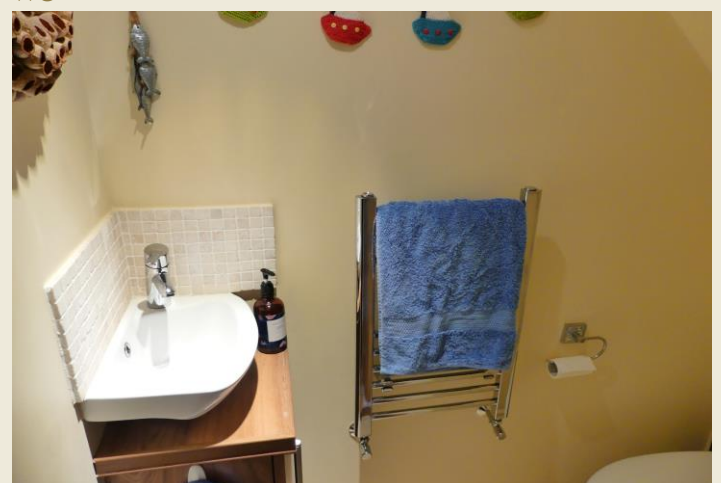
UTILITY ROOM



SNUG



WC





FIRST FLOOR LANDING

BATHROOM



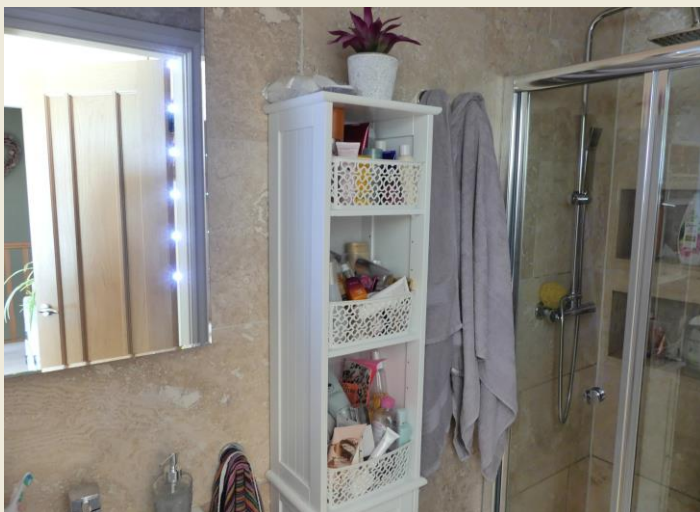


MASTER BEDROOM ONE

BEDROOM THREE



ENSUITE SHOWER ROOM





BEDROOM TWO



EXTERIOR





EPC RATING: D

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired 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.

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.

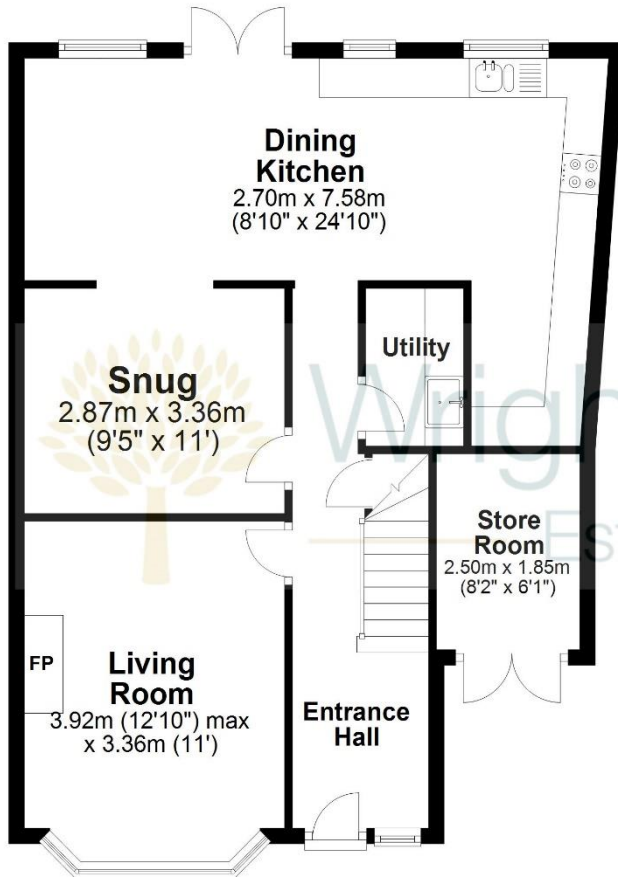
MARKET APPRAISAL

"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.



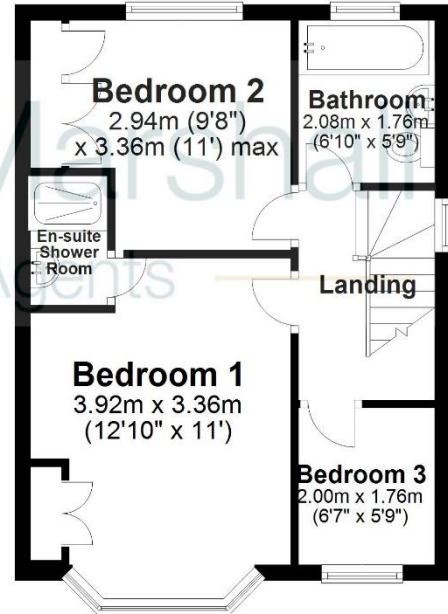
Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

88 Broughton Lane, Wistaston