



2 WHITE HART LANE | WISTASTON | CHESHIRE | CW2 8EX | OIRO £325,000





Perfectly located in a pleasant residential area, within a short drive of Nantwich & Crewe, and close to excellent road & rail networks.

Occupying a great spot in a mature & leafy road, the mid century brick built semi detached house features distinctive entrance brickwork and is approached over a newly completed expansive driveway with two brick pillars & 'road set' border. In particular the off road parking is ideal for several vehicles including a motorhome, caravan etc, if required.

The present owners have taken great care & attention to create a stylish yet characterful and comfortable home affording contemporary fittings yet retaining much charm and atmosphere throughout. The family friendly accommodation briefly comprises; Reception Hall, Living Room with attractive fireplace, fantastic Kitchen Diner with garden access, Utility Room. First Floor Landing, Bedroom One, Bedroom Two & Bedroom Three, Contemporary Family Bathroom. Second Floor Study / Loft Room.

Single Garage. Lawned garden frontage with side gate to rear lawned garden & patio.  
UPVC D.G. & Gas C.H.

**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 & turn right into Westfield Drive. Take the right turn into White Hart Lane where the property will be observed on the right 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;

LIVING ROOM (12'6 x 13'9)

RECEPTION HALL







KITCHEN DINING ROOM (11'6 x 21'8 max)



UTILITY ROOM



FIRST FLOOR LANDING

FAMILY BATHROOM



BEDROOM THREE (8'10 x 7'7)







BEDROOM ONE (12'6 x 13'9)

BEDROOM TWO (11'6 x 11'6 max)







#### SECOND FLOOR STUDY / LOFT ROOM (10'2 x 14'9)

#### EXTERIOR

Approached through twin brick pillars & low brick walls opening to an unusually large recently completed driveway providing fantastic off road parking for various vehicles. Part fencing with gate opening to the rear garden.

Lawned rear garden being of a manageable size & featuring a patio. Part fencing & part hedging to boundaries.

#### SINGLE GARAGE (17'5 x 8'2)

#### EPC RATING: D

#### 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](mailto: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.

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#### 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

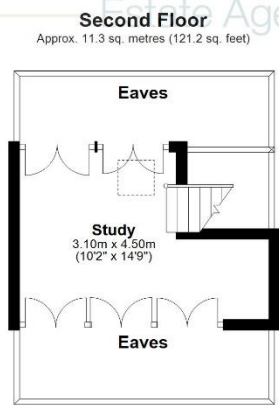
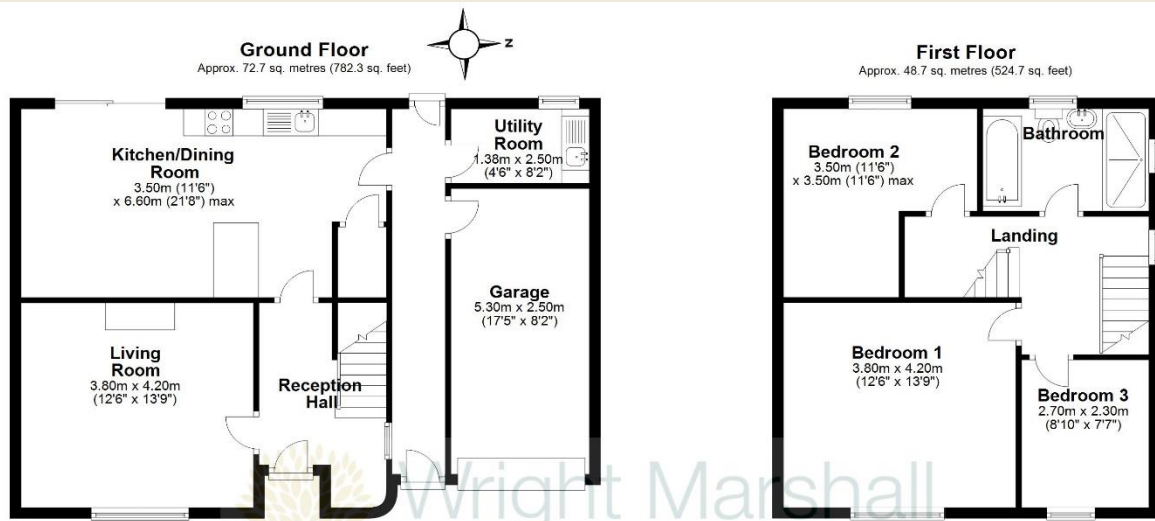
We can help you fund your new purchase with mortgage advice!

\*\* 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](mailto: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.







Total area: approx. 132.7 sq. metres (1428.2 sq. feet)  
**2 White Hart Lane**