



98 BROUGHTON LANE | WISTASTON | CHESHIRE | CW2 8JR | OIRO £450,000



98 Broughton Lane, Wistaston, Cheshire, CW2 8JR

Owned for many years by one family and being a fine prospect now for a wide range of prospective purchasers, this is a unique proposition in a highly popular well regarded established location within 'Old Wistaston'. Affording wonderfully versatile accommodation over two floors, the four bedroom detached house could be used as a five bedroom property as there is the advantage of an annexe space which has its own independent access. Suitable for enhancement and updating the property briefly comprises;

Porch, Reception Hall, Living Room, Dining Room, Kitchen, WC, Utility Room.

(Annexe) Snug/Living Room, Kitchen, Shower Room, Bedroom.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom. UPVC double glazing and Air heating.

Detached single garage, driveway and wonderful lawned gardens sloping to Wistaston Brook.

NO CHAIN

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. 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 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.



THE ACCOMMODATION:-

With approximate dimensions comprises;

ENCLOSED PORCH

UPVC double glazed entrance door. Glazed door to the Reception Hall.

ENTRANCE HALL

Ceiling light point, stairs rising to the first floor.



LIVING ROOM (9'10 x 18'1)

Enjoying delightful dual aspect views over the mature gardens. Ceiling light point, pelmets, large UPVC double glazed window to the rear, UPVC double glazed sliding door to the side.

DINING ROOM (9'10 x 9'10)

Ceiling light point, pelmet over UPVC double glazed window with fine view over the rear garden, attractive wood floor.



KITCHEN

Range of wall, base and drawer units incorporating rolled top work surface and inset single stainless steel unit with mixer tap. Ceiling light point, part tiled walls, UPVC double glazed window to the side, tile effect floor. Gas hob with extractor over and electric double oven/grill below. Space for base level fridge.





UTILITY ROOM

Ceiling light point, UPVC double glazed window to the front, UPVC double glazed door to the side, sink unit. Boiler for air heating. Space and plumbing for washing machine.

WC

Low level WC, ceiling light point.

DOOR FROM HALL TO 'ANNEXE':-

SNUG / LIVING ROOM

Ceiling light point, UPVC double glazed window to the front, window to the Kitchen, door to the Hall. Open to the Kitchen.

KITCHEN

Ceiling light point, door to the side, base level cupboards, sink unit and work surface.

HALL

UPVC double glazed door to the front elevation. Built in cupboard.

SHOWER ROOM

Ceiling light point, UPVC double glazed window to the rear, corner shower, low level WC, wash hand basin.

BEDROOM (12'10 x 9'10)

Ceiling light point, UPVC double glazed windows to the front and rear, cupboard.

AGENTS NOTE

The annexe space is ideal for multi generational living but also offers various other uses eg home working space, etc.

FIRST FLOOR LANDING

Ceiling light point, built in cupboard.

BEDROOM ONE (9'2 x 14'5)

Ceiling light point, UPVC double glazed window to the rear with superb view. Built in cupboard.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, ceiling light point, UPVC double glazed window to the side.





BEDROOM TWO (11'10 x 11'2)

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

BEDROOM THREE (7'10 x 9'10)

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

BEDROOM FOUR (6'3 x 13'5)

Ceiling light point, sky light.



EXTERIOR

Standing on a generous plot, the property sits attractively within its gardens and is pleasantly screened by mature trees and hedging. A driveway leads to the Detached Single Garage. There is ample parking to the front but if required more could be created utilising the existing lawned area. For buyers who require space for motorhome/caravan, etc, again there is ample storage area. The lawned garden gently slopes to the rear down to Wistaston Brook and has the benefit of not being directly overlooked to the rear. Mature trees, shrubs and planting enhance the delightful garden space.

DETACHED SINGLE GARAGE

With up and over door and personal door to the side.

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!

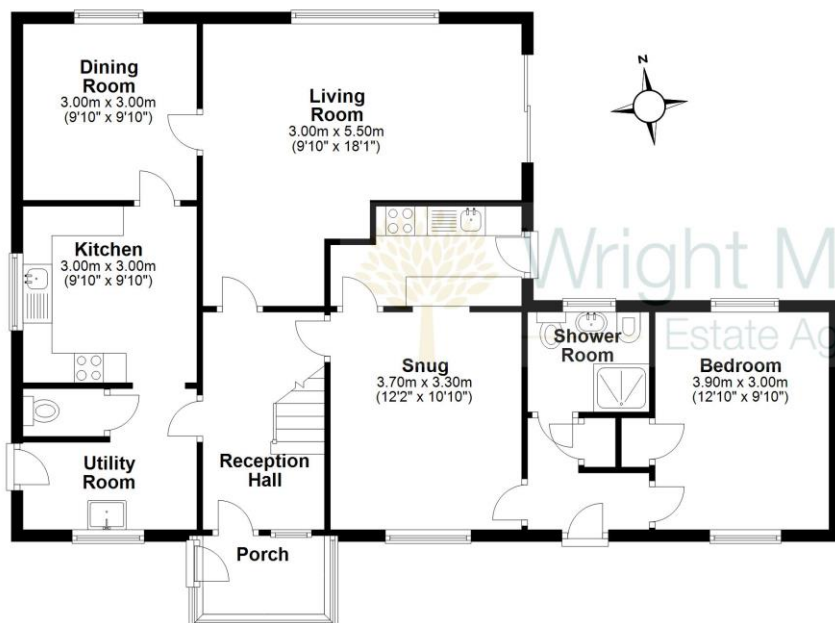
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



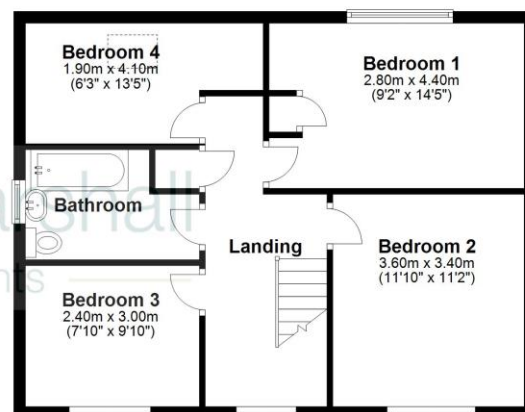
Ground Floor

Approx. 97.2 sq. metres (1046.1 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 153.6 sq. metres (1652.9 sq. feet)

98 Broughton Lane

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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