



'KEGWORTH' | 465 CREWE ROAD | WISTASTON | CHESHIRE | CW2 6QU | OFFERS OVER £465,000



'Kegworth',

465 Crewe Road, Wistaston, Cheshire, CW2 6QU

Discreetly nestled behind attractive well established hedging off the popular Crewe Road, this enchanting and distinctive characterful three/four bedroom semi detached period house of immense charm has the opportunity to create 'multi generational' living by way of creating a ground floor 'annex' if required.

The charming interiors with ample living space perfectly compliment the incredibly extensive mature rear garden which is a wonderful haven for buyers to enjoy. Approached through double gates over an extensive gravelled driveway with ample parking and turning provision. Briefly comprising; Open Porch, Reception Hall, Living Room, Dining Room, Kitchen Diner, Sitting Room/Bedroom Four, Cloakroom/WC, Utility Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

With delightful well stocked gardens which are of a particular feature extend in all to approx 0.35 of an acre (unmeasured), they include large lawns, richly planted borders, mature trees, shrubs and various patios and seating areas providing glorious places to sit, relax and entertain, there is also a pretty ornamental pond with elegant weeping willow tree. Attached single garage.

NO CHAIN

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO
FULLY APPRECIATE THE SUPERB RESIDENCE**





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. the property will be observed on the left hand side (before the turn for Princess Drive).

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

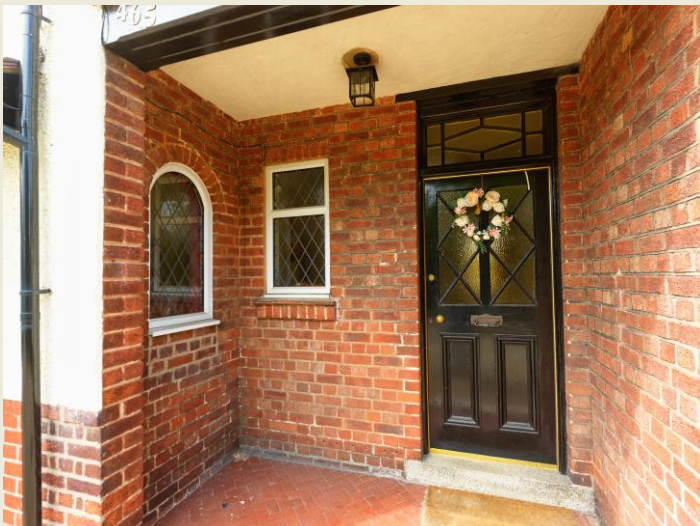
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid 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;

RECEPTION HALL





LIVING ROOM (13'5" x 13'5" – excluding bay window)

DINING ROOM (9'10" x 11'2" – excluding bay window)





KITCHEN DINER (28'7" x 9'6")





AGENTS NOTE:

There is ample scope for buyers to use the present reception room / study as a fourth bedroom and create a self contained 'annex' if required. Some reconfiguring of the dining room, utility room, cloakroom WC and or garage may be required but would enable superb 'multi generational' living.

SITTING ROOM / BEDROOM FOUR (14'5" x 12'10"– excluding bay window)

CLOAKROOM / WC

UTILITY ROOM (7'7" x 7'7")

ATTACHED GARAGE (21'8" x 8'6")

FIRST FLOOR LANDING

BATHROOM (10'2" x 9'10")





BEDROOM ONE (14'5" x 12'10" – excluding bay window)



BEDROOM TWO (13'5" x 12'2" – excluding bay window)





BEDROOM THREE (9'10" x 10'2")

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES

All mains water, gas, electricity and drainage services are connected or available locally (subject to statutory undertakers costs and 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.



EXTERIOR

The gardens and grounds are a delight with an ample driveway and attached garage.

The rear garden is outstanding and of an excellent size with large shaped lawns, magnificent established weeping willow tree hanging over the pretty ornamental pond & various shrubs, plants and trees.

There is a high degree of privacy which enables full enjoyment & plenty of space to relax and entertain.



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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, 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.

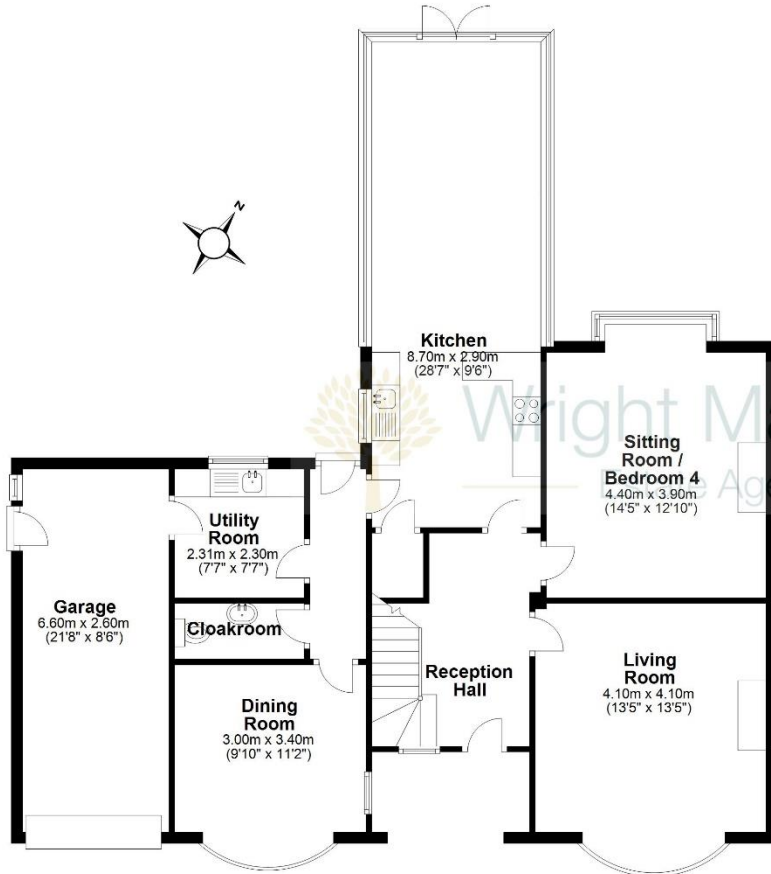
Your home may be repossessed if you do not keep up repayments on your mortgage.





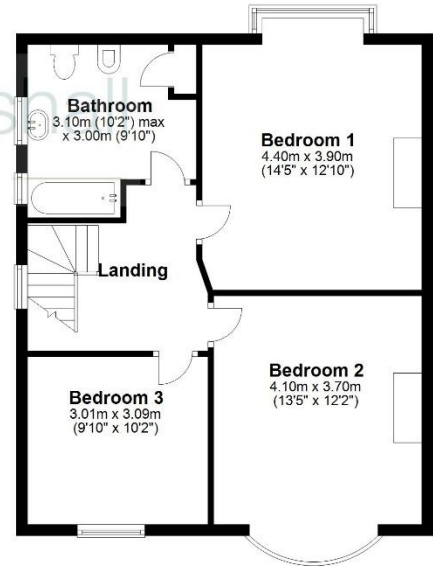
Ground Floor

Approx. 118.0 sq. metres (1270.2 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.7 sq. feet)



Total area: approx. 179.0 sq. metres (1926.9 sq. feet)
465 Crewe Road