



364 CREWE ROAD | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 6QR | OFFERS OVER £550,000



364 Crewe Road, Wistaston, Near Nantwich, Cheshire, CW2 6QR

OPEN VIEWING SATURDAY 30TH SEPTEMBER 1 – 2PM

Positioned in a highly regarded location within Wistaston, the property enjoys being well set back from Crewe Road and has a remarkably large SOUTH FACING rear garden adjoining fields (approx. 0.20 acre). The spacious & versatile detached four bedroom, two bathroom freehold family size home built in 1993 offers accommodation with a high degree of natural light throughout & provides an excellent opportunity to also allow buyers to 'add their own stamp' to the residence if required, and perhaps extend to the rear (subject to necessary consents). Buyers who desire a home in generous gardens with an appealing open outlook yet being placed in a convenient position for facilities including shops, schools & road/rail networks, this property is an excellent choice.

The well proportioned accommodation briefly comprises; Entrance Hall, Cloaks/WC, Living Room, Contemporary Kitchen Dining Family Room fitted with 'Neff' units, Formal Dining Room.

Integral Double Garage (potential additional accommodation / annex space subject to consents).

First Floor Landing, Master Bedroom Suite One & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Contemporary Family Bath & Shower Room (recently refurbished).

Lawned front garden with good size Tarmacadam driveway. Outstanding large rear garden predominantly laid to lawn with excellent size patio area perfect for relaxing & entertaining. Specimen trees. D.G throughout & gas central heating. (There is ample opportunity for the installation of solar benefits in order to benefit the Southerly aspect of the property). Full fibre already connected to the house.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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 right hand side (just beyond the Co-op convenience store at Jacksons Corner).

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.

The property is also within just 100m of a 24/7 gym & Co-op convenience store.

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



CLOAKS / WC



KITCHEN DINER (19'0 x 12'10)

FORMAL DINING ROOM (11'2 x 11'6)





LIVING ROOM (18'1 x 11'6)

OFFICE / PLAYROOM (7'7 x 9'2)

FIRST FLOOR LANDING

Generous attic space with loft ladder & space to convert for extra space & views.



INTEGRAL DOUBLE GARAGE (16'1 x 15'5)





MASTER BEDROOM ONE (14'5 x 11'6)

ENSUITE SHOWER ROOM





CONTEMPORARY FAMILY BATH & SHOWER ROOM

BEDROOM FOUR (13'1 x 11'6)

BEDROOM TWO (10'10 x 15'9)





BEDROOM THREE (13'5 x 10'10)

EXTERIOR

The gardens are delightful being of a considerable size to the rear in particular with the benefit of adjoining open fields to the rear, which is a most wonderful backdrop and of course provides excellent privacy & enjoyment of the garden itself.

Approached over a Tarmac driveway providing ample off road parking there is an integral double garage with up & over doors, power and light.

Pathway to the side leading to the rear garden, being predominantly laid to lawn and boasting various specimen trees and large paved patio. There is also ample space for a leisure cabin / home office etc, if required.

EPC RATING: C

COUNCIL TAX BAND: F

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.

Hive installed for remote control of GCH system from mobile phone.

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.

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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.

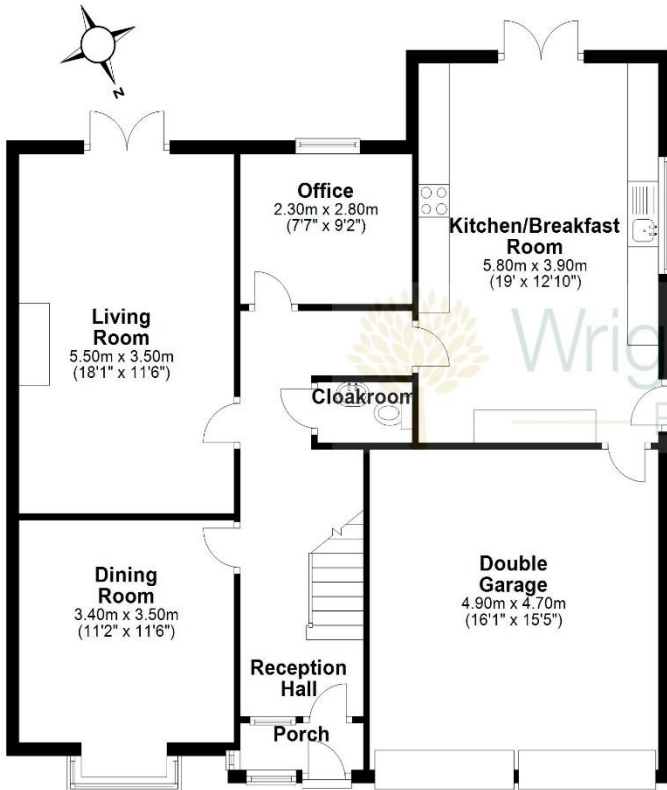
Your home may be repossessed if you do not keep up repayments on your mortgage.





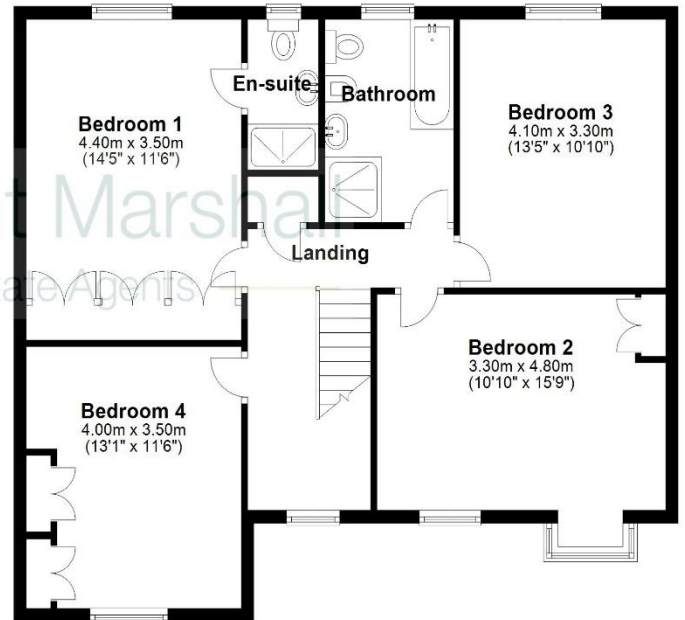
Ground Floor

Approx. 102.2 sq. metres (1100.5 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.1 sq. feet)



Total area: approx. 186.5 sq. metres (2007.5 sq. feet)

364 Crewe Road

Wright Marshall
Estate Agents

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