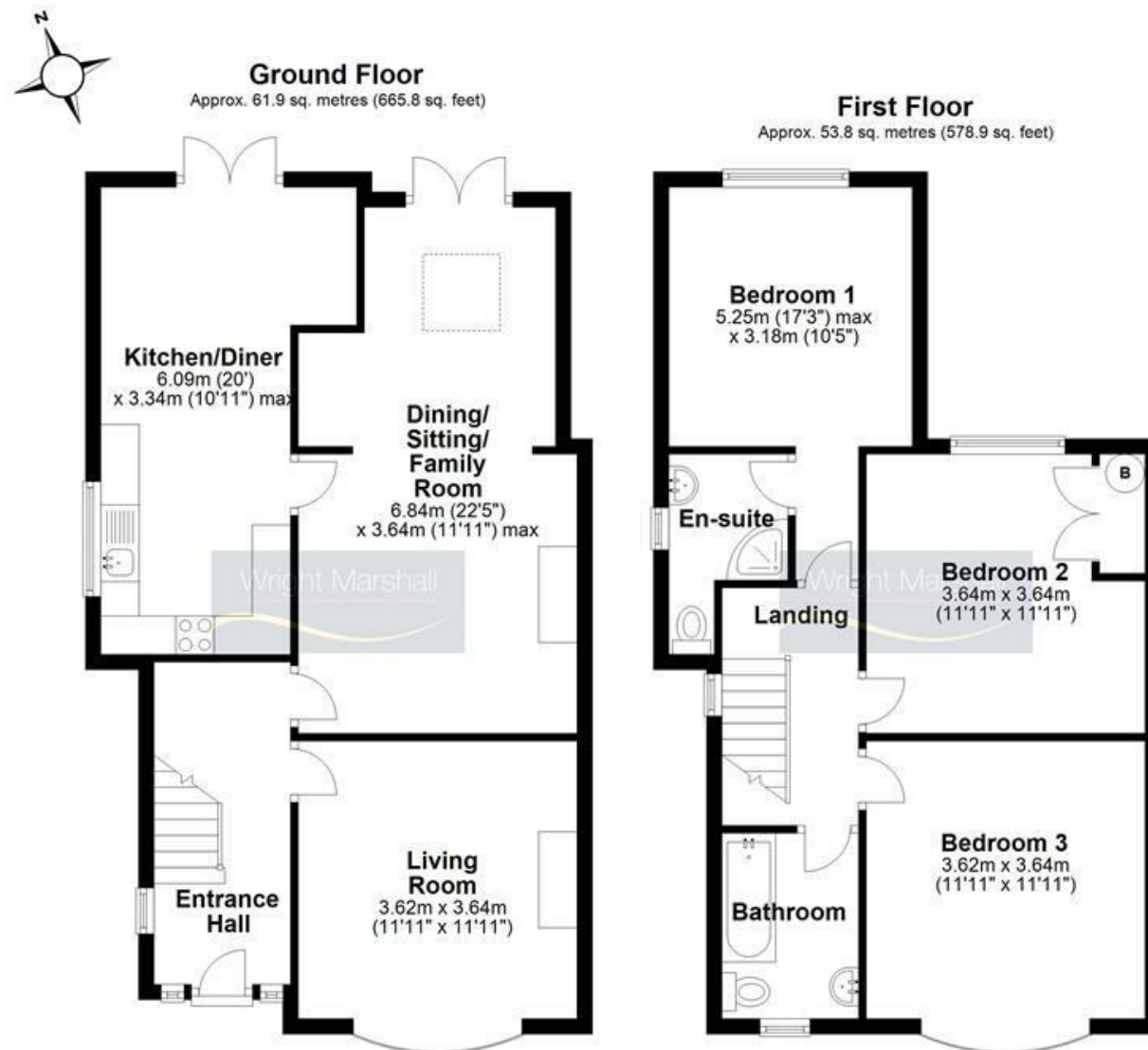




Wright Marshall  
Estate Agents

74 BROUGHTON LANE, WISTASTON, CREWE  
CW2 8JR

GUIDE PRICE £264,950



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An extremely attractive & characterful three bedroom traditional semi detached house boasting spacious extended accommodation and many original features including stained glass. Standing within excellent size mature gardens with an exceptional leafy outlook to the rear towards the brook amidst the ever popular 'old Wistaston'.

**DIRECTIONS**

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Continue through Willaston & Wistaston, and turn left into Broughton Lane (before Tesco Express). The property will be observed on the right hand side.

**DESCRIPTION**

An attractive three bedroom semi detached traditional spacious property standing within excellent size mature gardens. Boasting many original features including stained glass windows. Located in a popular area in 'old Wistaston'.

The accommodation briefly comprises; Entrance Hall with beautiful stained glass windows, Living Room with highly attractive bay window, Dining/Family Room with French doors to the rear garden, Fitted Kitchen, First Floor Landing, Master Bedroom One with ensuite, and views over the rear garden, Bedroom Two, Bedroom Three & Family Bathroom. There is a wonderful large rear garden to three elevations with patio entertaining area, pond, well stocked mature borders and sleeper retained flower beds with steps leading to the lawn area boasting various apple trees. UPVC Double Glazing & Gas central heating. It is also worth noting that there is the potential to extend the existing accommodation if required, subject to any necessary planning consents. The loft has also been boarded, power has been added and a sky light inserted so there is a possibility to add another bedroom subject to necessary consents.

**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. Wistaston Church Lane Primary School is a 5 minute walk away. The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email: admin@berkeley.cheshire.sch.uk.

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**

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**

Highly attractive entrance door with stained glass inserts and side panel, port hole style stained glass window to side. Stairs rising to first floor with under stairs cupboard.

**LIVING ROOM**

11'11 x 11'11 (3.63m x 3.63m)  
Stunning large bay window to front elevation with stained glass inserts, ceiling light point, radiator, fireplace with tiled design and timber surround, TV point.

**FAMILY / DINING ROOM**

22'5 x 11'11 (6.83m x 3.63m)  
Open plan living area with recently fitted attractive (dual fuel) wood burning stove, ceiling light point, TV point, radiator, UPVC double glazed patio doors leading to rear elevation, wall light points and large velux sky light.

**KITCHEN BREAKFAST ROOM**

20' x 10'11 (6.10m x 3.33m)  
A well equipped contemporary kitchen comprising a range of wall base and drawer units, with roll top laminate work surfaces, inset single drainer sink unit with stainless steel mixer tap, gas oven & hob, space for tall fridge freezer & plumbing for washing machine, UPVC double glazed window to side, ceiling light points, radiator, tile effect vinyl floor, space for dining table & chairs. UPVC double glazed double doors with stained glass inserts leading to the fabulous garden.

**FIRST FLOOR LANDING**

Wall light points, original stained glass window to side elevation, loft access, the loft has power and is boarded out with velux window. Scope to extend and make into 4th bedroom subject to necessary consents.

**MASTER BEDROOM ONE**

17'3 x 10'5 (5.26m x 3.18m)  
The master bedroom has a large UPVC double glazed window with fantastic views out over the rear garden, ceiling light point, radiator.

**ENSUITE SHOWER ROOM**

Pedestal wash hand basin , low level WC, electric shower cubicle fully tiled where visible, radiator, ceiling light point, UPVC double glazed window with privacy glass.

**BEDROOM TWO**

11'11 x 11'11 (3.63m x 3.63m)  
An excellent size room with ceiling light point, large bay

UPVC double glazed window to front elevation with stained glass inserts, original feature fireplace, large radiator.

**BEDROOM THREE**

Another good size room with ceiling light point, UPVC double glazed window to rear elevation, feature fireplace. Cupboard containing the recently fitted "Ideal Logic Plus" gas fired central heating boiler.

**FAMILY BATHROOM**

11'11 x 11'11 (3.63m x 3.63m)  
Pedestal wash hand basin , low level WC, p-shaped panel bath with electric shower over, part tiled walls, UPVC double glazed window with stained glass inserts, towel ladder radiator.

**EXTERIOR**

To the front of the property there is a block paved driveway providing ample space for off road parking & a small front lawn area. Double gates leads to the rear of the property which has a fantastic garden to three elevations comprising a Yorkshire stone paved area suitable for entertaining, timber shed with power, outside tap & power socket. Steps down lead to a further seating area covered by a wooden pergola with climbing Wisteria surrounded by well stocked mature borders & sleeper retained flower beds, further steps lead to a predominantly laid to lawn area with various Apple trees, timber shed & space for children's play area or sports facilities.

**EPC RATING: D**

**COUNCIL TAX BAND: C**

**SERVICES**

All mains gas, water, electricity & drainage services are connected (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.

**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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

**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.

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**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.