



26 CARROLL DRIVE | WISTASTON | CHESHIRE | CV2 8DH | OFFERS OVER £200,000



# 26 Carroll Drive, Wistaston, Cheshire, CW2 8DH

An exciting opportunity to acquire a two bedroom detached true bungalow in need of renovation & modernisation, standing within a highly sought after position with the 'Poets Estate'.

Briefly comprising; Entrance Hall, Living Room, Kitchen, Bedroom One, Bedroom Two, Bathroom. The property benefits from low maintenance gardens which offers a good degree of privacy to the rear.

Detached garage & additional workshop. UPVC D.G. & Gas C.H.

**NO CHAIN**

**VIEWING HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street continuing ahead at the mini roundabout. Turn left at the 'Churches Mansion' roundabout & at the next roundabout take the third exit onto Crewe Road & proceed through Willaston. Opposite the Co-Op store turn left into Church Lane & turn right into Broughton Lane. Take the right turn into Shelley Drive & turn right into Lear Drive. Turn left into Carroll Drive where the property will be observed on the left 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.

Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) 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](mailto: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.

#### 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

Ceiling light point. Loft access.

#### LIVING ROOM

Ceiling light point. Polystyrene ceiling tiles. Large UPVC double glazed window to the front. Radiator. Gas fireplace, surround and tiled hearth.

#### KITCHEN

Featuring original Primrose Yellow melamine base cupboard with stainless steel sink unit over. Ceiling light point. Wall mounted cupboards and shelving. Part tiled walls. Original wall mounted cupboard with shelving. Space for gas cooker. Space for fridge and freezer. Double glazed door to the rear elevation and UPVC double glazed window. Tiled floor.





#### BEDROOM ONE

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

#### BEDROOM TWO

Ceiling light point. Radiator. UPVC double glazed window to the rear.

#### BATHROOM

Panel bath with shower attachment. Low level WC. Wash hand basin. Ceiling light point. Part tiled walls. UPVC double glazed window.



#### EXTERIOR

There is a low maintenance gravelled frontage and a super paved and gravelled extensive driveway with plenty of off road parking leading to the detached garage. The rear garden is of a manageable size and features faux lawn, planted borders with shrubs and paved patio. Evergreen trees to the rear.

#### DETACHED SINGLE GARAGE

Up an over door, power and extended side section with windows. The garage opens into a wooden shed/store.

EPC RATING: F

COUNCIL TAX BAND: C



#### SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions).  
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.

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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

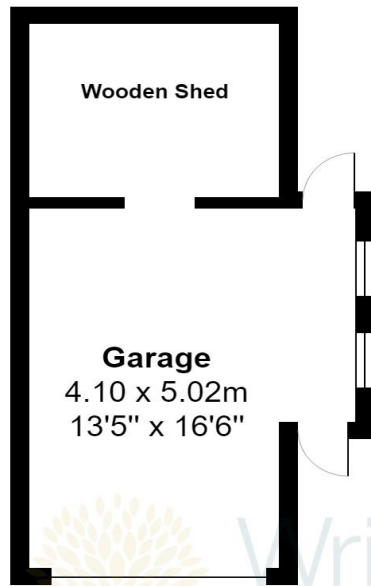
All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### FINANCIAL ADVICE

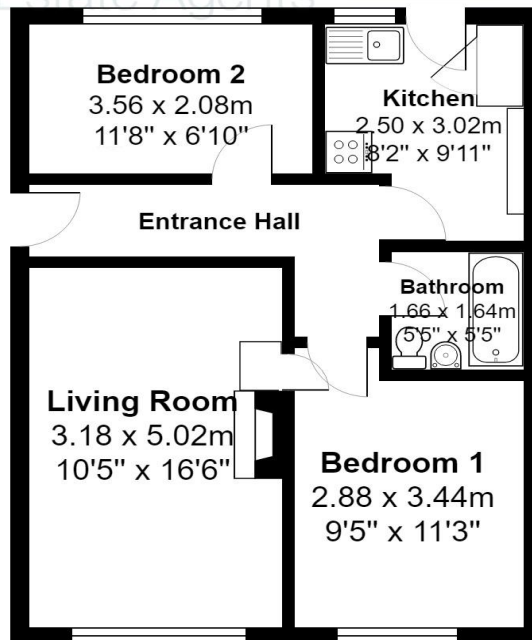
We can help you fund your new purchase with mortgage advice!  
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), 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.







Wright Marshall  
Estate Agents



Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup> (excluding garage, wooden shed)

All measurements are approximate and for display purposes only

26, Carroll Drive, Wistaston, CW2 8DH

Wright Marshall  
Estate Agents

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