



21 THE DINGLE | HASLINGTON | CHESHIRE | CW1 5RY | OIRO £319,950



An outstanding period home of immense appeal situated in a highly popular village location ideal for local facilities, whilst road & rail networks are close by (including mainline station linking Crewe to London).

The superb three bedroom character semi detached house has incredibly well appointed accommodation & briefly comprises; Entrance Hall, Living Room with fireplace & attractive bay window enjoying a pleasant outlook, Kitchen Diner with modern fitted kitchen & original (now decorative) range, cloaks cupboard, Utility Room with WC. First floor Landing, Bedroom One with fitted wardrobes, Bedroom Two with super view over the rear garden, Bedroom Three, Bathroom with separate shower.

Extensive brick paved driveway providing superb off road parking.

Planted borders & mature Privet hedging. Attached single garage with recently fitted electric roller door. Wonderful generous size established rear garden enjoying a good degree of privacy with lawn, richly planted borders, various specimen trees and shrubs, excellent size entertaining patio & small wildlife pond.

Viewing is strongly recommended.





#### DIRECTIONS

Proceed from the Agents Nantwich office to Crewe (along Crewe/Nantwich Road). Continue passing the mainline railway station in Crewe continuing in the direction of Sandbach. At 'Crewe Green' roundabout, take the fourth exit (signed Haslington). Proceed through the village and turn left into The Dingle. The superb property will be observed on the left hand side.

#### LOCATION (HASLINGTON & CREWE)

Haslington offers a range of shops including a bakers, newsagents, hairdressers, pubs, as well as reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns.

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles.

#### 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 (11'11" x 6'6")





LIVING ROOM (11'11 max x 11'11)





SPACIOUS KITCHEN DINER (10'11 x 18'9)

CLOAKROOM / PANTRY & UTILITY ROOM & WC





FIRST FLOOR LANDING



BEDROOM ONE (11'11 X 11'11)

BEDROOM THREE (7'11 X 6'6)





BEDROOM TWO (10'11 x 10'10)



FAMILY BATHROOM WITH SEPARATE SHOWER (7'6 x 8'4)

#### EXTERIOR

Extensive brick paved driveway providing superb off road parking for several vehicles. Mature Privet hedging with planted borders. Delightful mature garden to the rear with good size lawn, richly stocked borders and generous entertaining patio. Wildlife pond. The garden enjoys a good degree of privacy & being well stocked is the perfect spot to relax & enjoy the glorious surroundings.

ATTACHED SINGLE GARAGE (20'9 x 10)

EPC RATING: D

COUNCIL TAX BAND: C

#### SERVICES

All mains water, gas, drainage & electricity 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.







#### 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

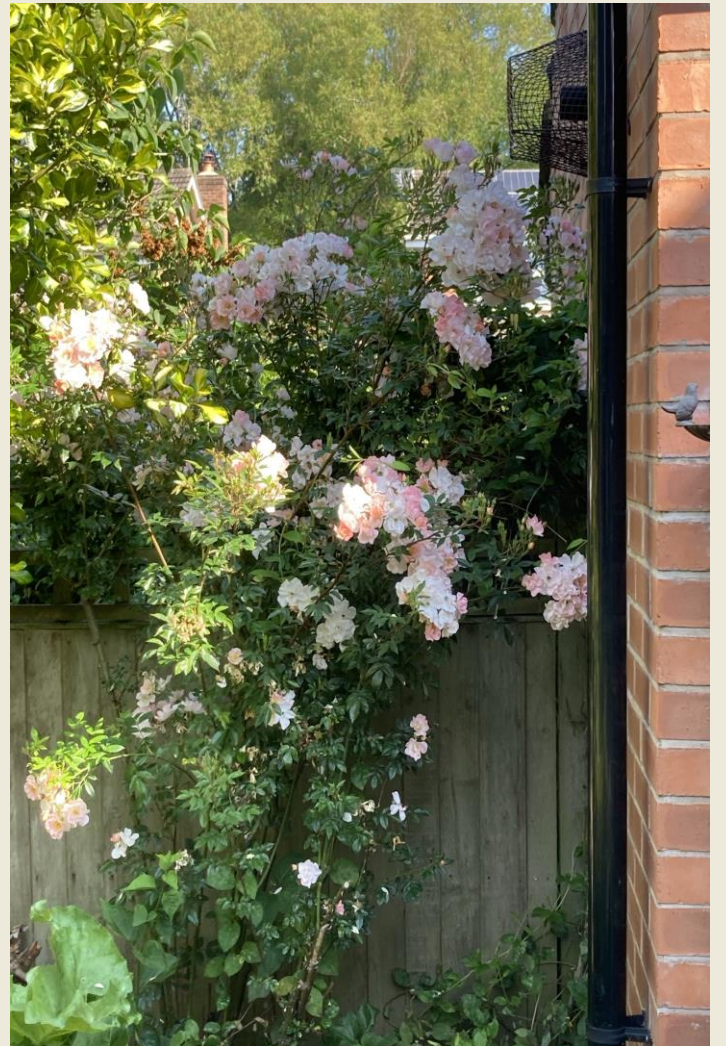
We can help you fund your new purchase with mortgage advice!

\*\* 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](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.

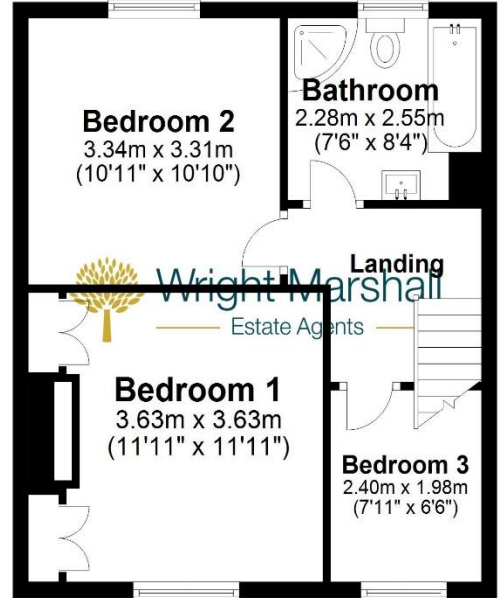




**Ground Floor**  
Approx. 44.5 sq. metres (479.4 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.