



78 ROPE LANE | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 6RQ | INFORMAL TENDER



An extremely attractive traditional three bedroom detached period home with scope to reconfigure, enhance & potentially extend the existing accommodation (subject to any necessary planning consents etc).

Briefly comprising; Entrance Hall with original stained glass window, Living Room, Dining Room, Conservatory, Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room.

Situated within a highly sought after location with spectacular vistas over the mature garden & adjoining fields to the rear.

For sale by Informal Tender on Friday 24th May 2024 at 12 Noon. (Subject to conditions & prior sale).  
GUIDE PRICE £300,000 - £350,000.

**NO CHAIN**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn right (at the 'Wells Green' traffic lights' by the vets) into Rope Lane. Continue passed the Spar shop on the right continuing ahead. The property will be observed on the right hand side.

#### 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. 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.





#### INFORMAL TENDER PROCESS

FOR SALE BY INFORMAL TENDER ON FRIDAY 24th MAY 2024 AT 12 NOON. (Subject to Conditions & Prior Sale).

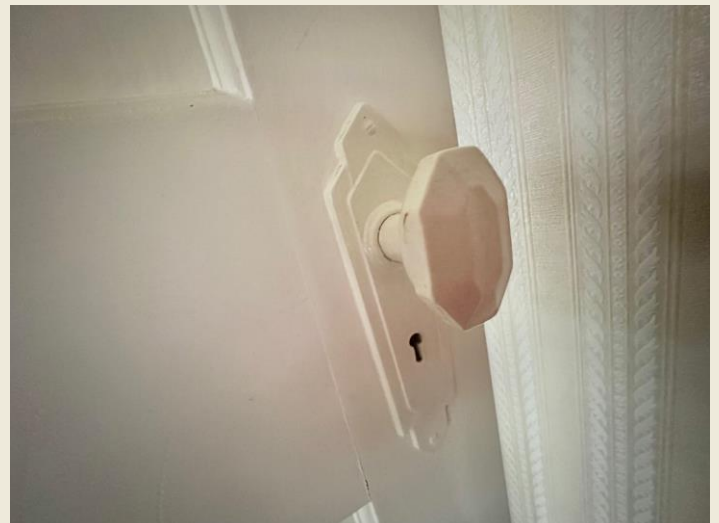
GUIDE PRICE £300,000 - £350,000. The property is to be sold by informal tender (subject to conditions & prior sale). Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office. Tenders are to be submitted in writing by 12 noon on Friday 24th May 2024 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB. Please contact Louise on: [louisechapman@wrightmarshall.co.uk](mailto:louisechapman@wrightmarshall.co.uk) / 01270 625410 if required.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

#### LIVING ROOM (11'6" x 11'2") (RECEPTION ROOM 1)





DINING ROOM (11'6" x 11'6")  
(RECEPTION ROOM 2)

CONSERVATORY (11'6" x 8'2")

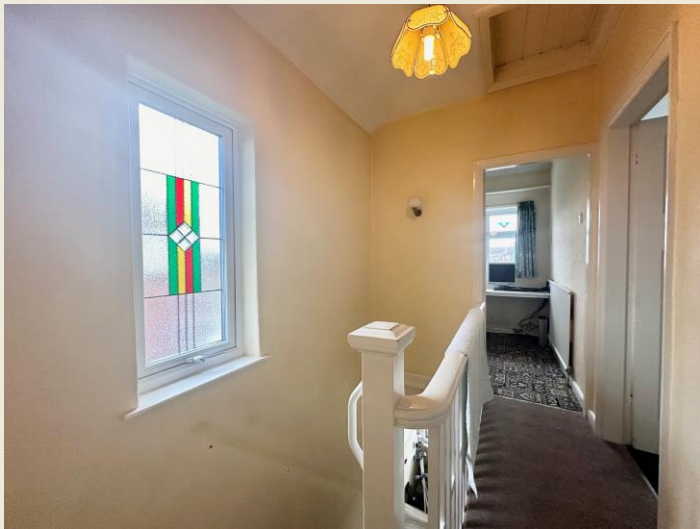


KITCHEN (16'1" x 5'7")

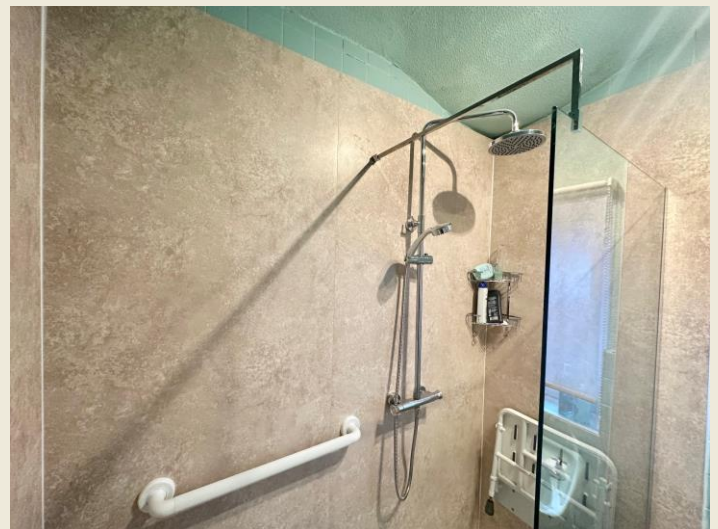




FIRST FLOOR LANDING



SHOWER ROOM





BEDROOM ONE (14'1 x 9'6)

BEDROOM THREE (6'11 X 5'7)

BEDROOM TWO (11'6 X 11'6)





ATTACHED SINGLE GARAGE (17'9 x 11'10)

UTILITY ROOM (11'10 x 5'11)

#### EXTERIOR

The property stands wonderfully back from the mature established road with two specimen Cherry trees to the lawned front garden & planted borders. There is an extensive driveway which provides off road parking together with the garage. A paved & gravelled driveway extends to the side leading to the rear garden which is mature & of an excellent generous size. Predominantly laid to lawn there are various shrubs & plants all of which adjoin glorious open fields.



EPC RATING: D

COUNCIL TAX BAND: E

#### 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.





#### 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.

#### 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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

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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.



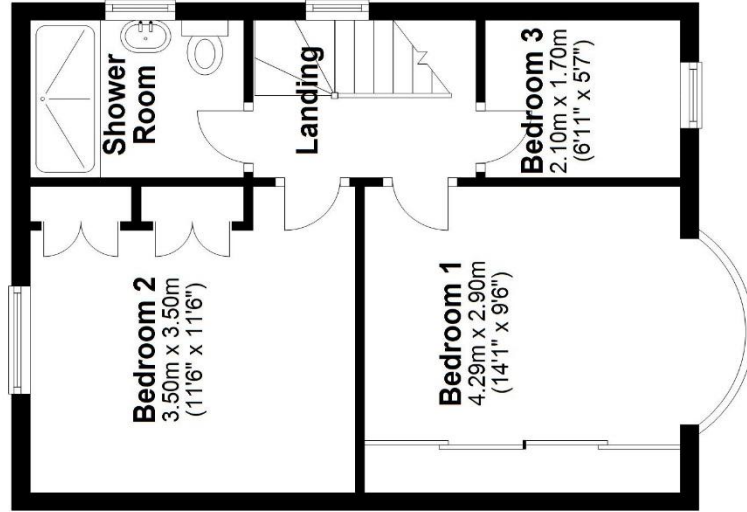
## Ground Floor

Approx. 79.6 sq. metres (856.6 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 117.5 sq. metres (1265.1 sq. feet)