



50 BROUGHTON LANE | WISTASTON | CHESHIRE | CW2 8JR | OIRO £375,000



50 Broughton Lane, Wistaston, Cheshire, CW2 8JR

Located in a highly desirable location within 'Old Wistaston', the excellent & deceptive spacious extended detached three/four bedroom, two bathroom dormer bungalow built 1953 retains many character features including wood floors & stained glass windows & feels charming.

The pleasant accommodation is suitable for enhancement, if required & is certainly an exciting prospect for buyers seeking an interesting home in good size gardens and with off road parking. With a leafy view enjoyed from the rear of the property, the versatile property also has the benefit of not being directly overlooked to the rear which is becoming increasingly desirable.

The intriguing property briefly comprises; Reception Hall, Living Room, Dining Room, Kitchen Breakfast Room, Office/Studio, Shower Room, Bedroom Two, Bedroom Three.

First Floor Landing, Master Bedroom One & Ensuite, Bedroom Four.

Part stained glass windows & gas central heating.

Pleasant lawned front & rear gardens and Tarmacadam driveway which descends to the property.

VIEWING HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. Turn right into Broughton Lane just before the bridge & continue 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.

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;

RECEPTION HALL





LIVING ROOM (11'10" x 14'5")

DINING ROOM (14'9" x 11'6")





KITCHEN BREAKFAST ROOM (14'5" x 8'10")

OFFICE / STUDIO (15'1" x 8'6")





SHOWER ROOM / WC

BEDROOM TWO (14'1" x 9'10")



BEDROOM THREE (10'10" x 9'10")





FIRST FLOOR LANDING

MASTER BEDROOM ONE (16'2" x 9'4")



ENSUITE (11'6" x 5'11")



BEDROOM FOUR (16'0" x 9'6")





EXTERIOR

The property stands within a wonderful position amidst the popular 'Old Wistaston'. Properties in this locality, on this particular side of Broughton Lane enjoy good sized gardens which adjoin Wistaston Brook.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains gas, water, electricity & drainage 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.

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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.

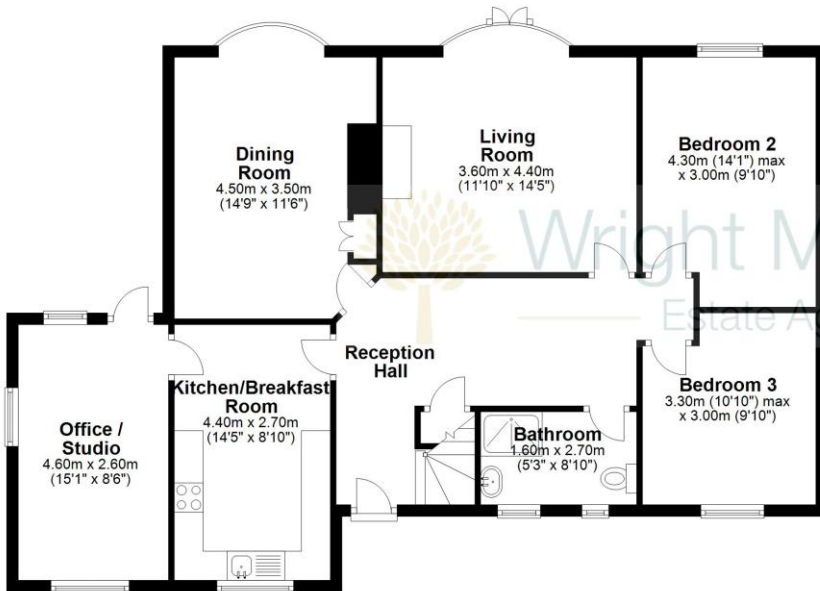
FINANCIAL ADVICE

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, 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.



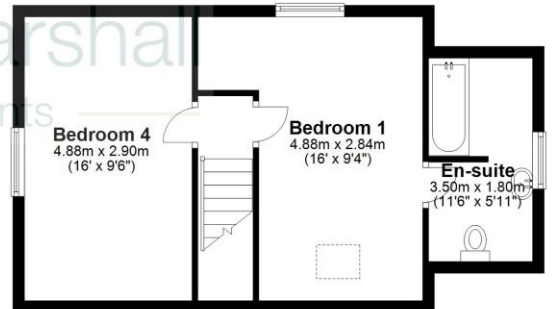
Ground Floor

Approx. 101.5 sq. metres (1092.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



50 Broughton Lane

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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