



| PRINCESS DRIVE | WISTASTON | NEAR NANTWICH | CHESHIRE | CW2 8HN | OFFERS OVER £500,000



In a highly regarded location, the fine characterful property enjoys a most delightful position within 'sought after leafy Wistaston'. Standing back from the road in a discreet leafy position, there is an excellent degree of privacy within the excellent gardens. The deceptively spacious three bedroom detached house has been lovingly owned by the same family for approx. 65 years and stands in beautiful private mature grounds. If required there is scope to reconfigure & extend the existing residence (subject to any consents).

Buyers who desire a home in generous gardens with an appealing setting being placed in a convenient position for facilities including shops, schools & road/rail networks, are sure to be impressed by the charming well maintained home & it would certainly suit a wide variety of purchasers with its array of original features.

The well proportioned accommodation (in excess of 1900 sq ft internally) briefly comprises; Entrance Porch, Entrance Hall, Living Room with dual aspect, Dining Room, Kitchen, Utility Room.

Spacious First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Bathroom.

Approached via stone walls over an extensive Tarmacadam driveway providing excellent off road parking provision. Attractive garden to front with rich established planting. Attached double garage with original sliding door. Side access to rear garden.

Outstanding large lawned rear garden with paved area with timber summer house, and an impressive array of mature trees and shrubs including Camelias, all of which allow the perfect enjoyment of the space & high degree of privacy.

NO CHAIN - AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue beyond the turn on the left for Church Lane & the CO-OP store on the right, and take the next left turn into Princess Drive where the entrance to the property will be immediately observed on the left 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.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE PORCH



ENTRANCE HALL





LIVING ROOM (21'0 x 13'9)





DINING ROOM (11'10 x 11'10)

UTILITY ROOM (18'0 x 7'10)

KITCHEN BREAKFAST ROOM (13'5 x 10'10 max)





FIRST FLOOR LANDING



BEDROOM THREE (10'10 x 8'2)





BEDROOM ONE (16'9 x 11'10)



BATHROOM





BEDROOM TWO (13'9 x 10'10)

DOUBLE ATTACHED GARAGE (18'8 x 18'1)

EPC RATING: D

COUNCIL TAX BAND: F

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. 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.



EXTERIOR

The property stands on a glorious corner plot, being well screened from both Crewe Road & Princess Drive by mature trees. The expanse of space is wonderful with a generous front lawned garden and richly planted beds amidst paved pathways. Side gates access to the rear garden. The property itself is approached through stone pillars opening to a large Tarmacadam forecourt providing ample off road parking. The rear established garden offers a superb space & is richly stocked with mature trees & planting including Camellias. There is ample opportunity for buyers to further cultivate and indeed create their perfect place to relax, entertain etc all in a high degree of privacy. It is of course becoming increasingly rare to find such an original home within generous gardens offering scope to extend etc.



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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, so we can discuss your requirements further **

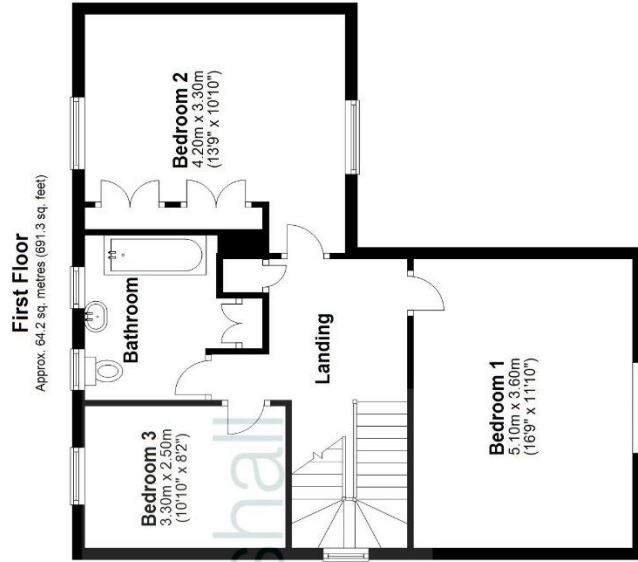
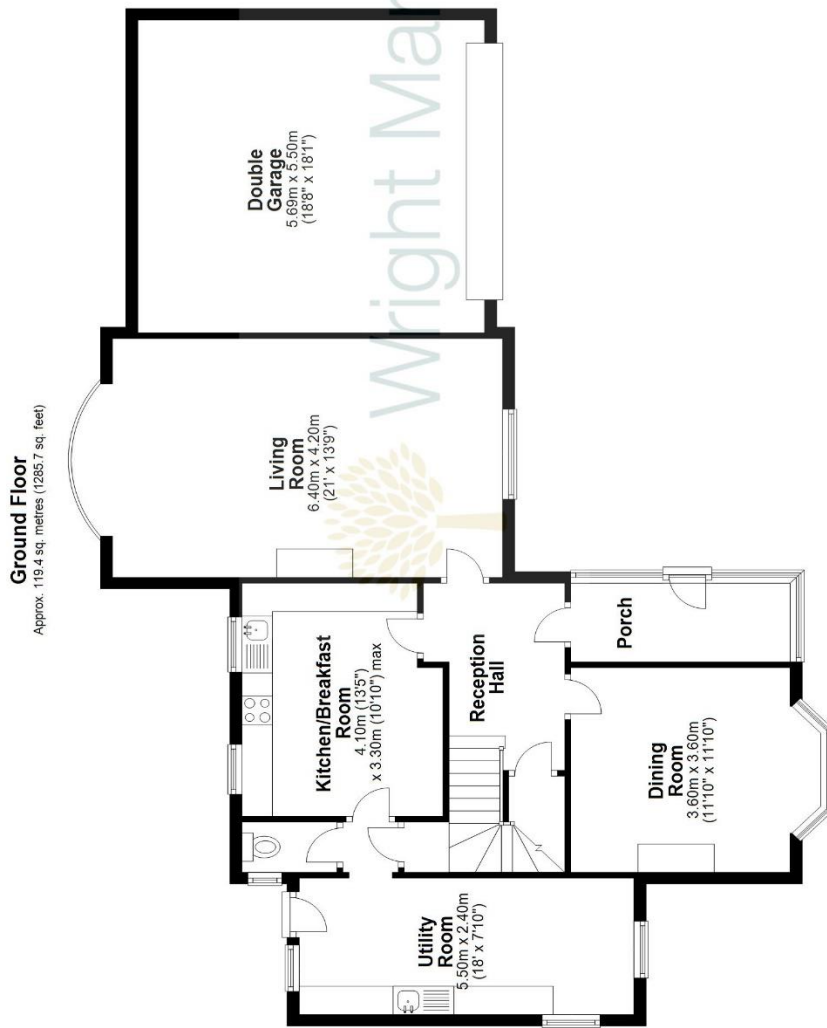
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.











Total area: approx. 183.7 sq. metres (1977.0 sq. feet)
1 Princess Drive