



313 NANTWICH ROAD | CREWE | CHESHIRE | CW2 6PE | OIRO £500,000



An outstanding imposing & characterful detached period property with an impressive 'carriage driveway' boasting four bedrooms & two bathrooms offering ample space for a growing family or those who love to entertain. As you step inside, you'll be greeted by the majestic original features, including beautiful stained glass windows that add character and charm to the home together with the circular reception room which is a sublime feature.

The historic feel of the property is truly imposing, making it a unique find in today's market. One of the highlights of this property is the mature rear garden, providing a peaceful retreat that is not overlooked, ensuring your privacy and tranquillity.

Imagine enjoying a cup of tea or hosting a barbecue in this serene outdoor space. The carriage driveway to the front of the house adds a touch of elegance and offers convenient off-road parking for you and your guests. Overall, this property presents an excellent opportunity to own a piece of history while enjoying modern comforts. Don't miss out on the chance to make this house your home in beautiful Cheshire.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXACTING RESIDENCE





DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Just beyond 'Tesco Express' & the petrol station continue up into Nantwich Road where the property will be observed on the left hand side.

LOCATION - CREWE

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.

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.





AGENTS NOTE:-

The epitome of historic character & charm, the atmospheric & imposing detached residence offers a sublime choice for buyers yearning for space & flair.

In particular, the property is ideal for anyone requiring convenience for commuting - with excellent transport links a short distance away. We strongly recommend prompt viewing.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

MAGNIFICENT RECEPTION HALL





LIVING ROOM (16'2 x 15'9)



SITTING DINING ROOM (14'5 x 13'5)

CIRCULAR DINING ROOM





REAR HALL

CLOAKS WC

CONSERVATORY (9'8 x 8'10)



KITCHEN BREAKFAST ROOM (24'7 x 15'5)





IMPRESSIVE FIRST FLOOR LANDING

BEDROOM THREE (12'6 x 11'2)



FAMILY BATHROOM

BEDROOM FOUR (10'10 x 8'10)





MASTER BEDROOM (13'5 x 12'10)

ENSUITE SHOWER ROOM





BEDROOM TWO (14'5 x 13'5)



ENSUITE SHOWER ROOM & WC

EXTERIOR

The carriage driveway to the front of the house adds a touch of elegance and offers convenient off-road parking for you and your guests. One of the highlights of this property is the mature rear garden, providing a peaceful retreat that is not overlooked, ensuring your privacy and tranquillity. Imagine enjoying a cup of tea or hosting a barbecue in this serene outdoor space.

With an extensive lawn to the rear, walkway with climbing Roses, numerous plants, shrubs & trees, the private garden certainly enables buyers to have the ideal place to relax, entertain & party!

ATTACHED GARAGE (19'4 x 14'1)

EPC RATING: E

COUNCIL TAX BAND: F

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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. 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!

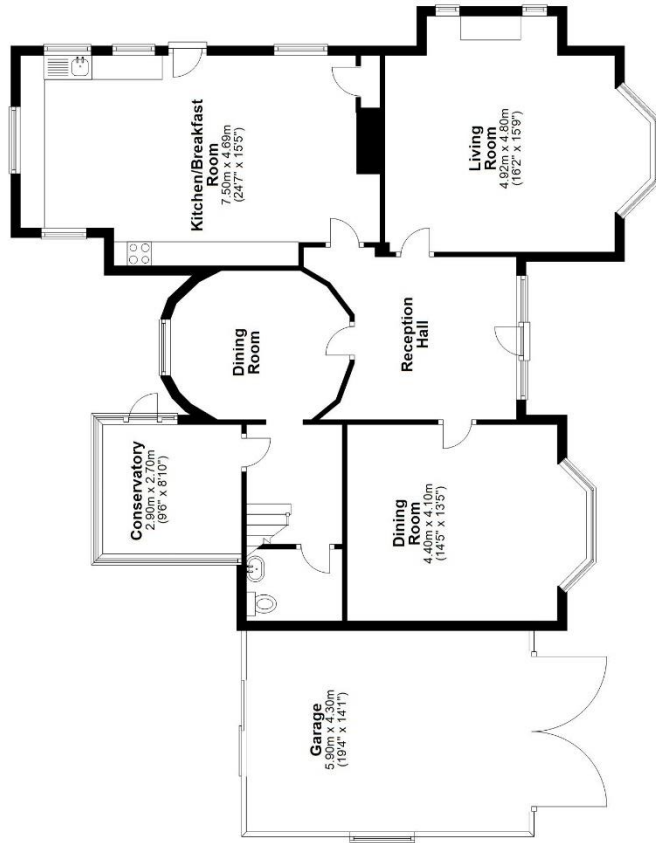
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

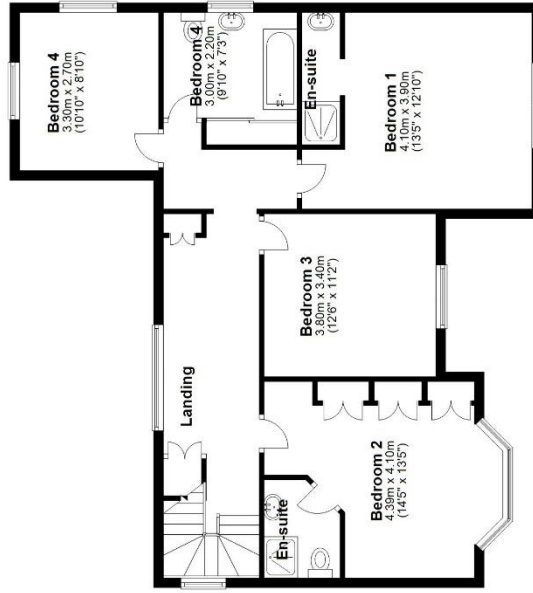




Ground Floor
Approx. 115.3 sq. metres (1241.6 sq. feet)



First Floor
Approx. 66.4 sq. metres (717.7 sq. feet)



Total area: approx. 204.8 sq. metres (2204.3 sq. feet)
313 Nantwich Road