



440 CREWE ROAD | WISTASTON | CHESHIRE | CW2 6QN | OFFERS OVER £495,000





## **MOTIVATED SELLERS**

Characterful & charming four bedroom, two bathroom detached house boasting a separate one bedroom annex / leisure suite (ideal for independent living or indeed a dependent/elderly relative etc) & standing within impactful richly stocked landscaped rear gardens and benefitting from an extensive tarmacadam driveway.

Located on sought after Crewe Road there is spacious & versatile accommodation providing ample space for comfortable living.

Built in approx 1930, this house exudes character with its sumptuous wood floors and stained glass. The addition of a one-bedroom annex offers versatility, whether for use as an office or a leisure suite, catering to various lifestyle needs is of huge benefit.

Situated in a popular area, this house on Crewe Road presents an excellent opportunity for those seeking a home with character, space, and a beautiful garden.

Don't miss the chance to make this property your own and enjoy the best of Cheshire living.

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







#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be observed on the right hand side just before the traffic lights & vets, marked by our for sale board.

#### 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. Crewe main line railway station is approx. 1.7 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 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;

RECEPTION HALL

CLOAKS WC







SITTING ROOM (12'11 x 10'4)

LIVING DINING ROOM (31'0 max x 10'6)



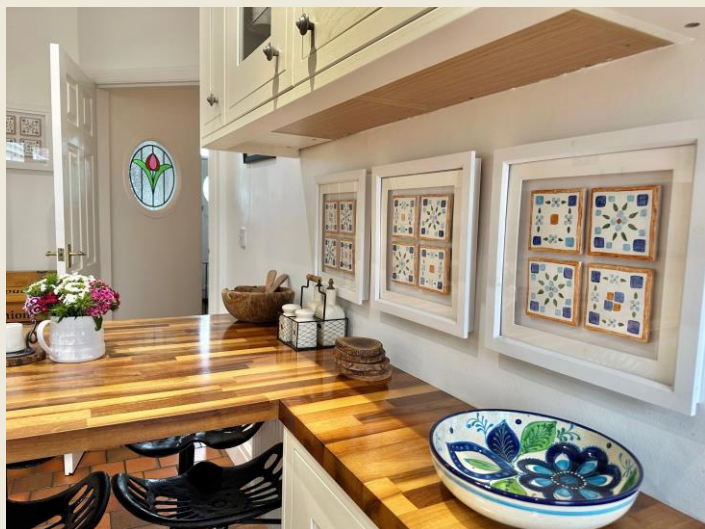








KITCHEN DINER (16'7 x 10'4)







UTILITY ROOM (6'8 x 6'5)

FIRST FLOOR LANDING



BEDROOM FOUR (16'11 x 5'3)

FAMILY BATHROOM (6'2 x 6'0)

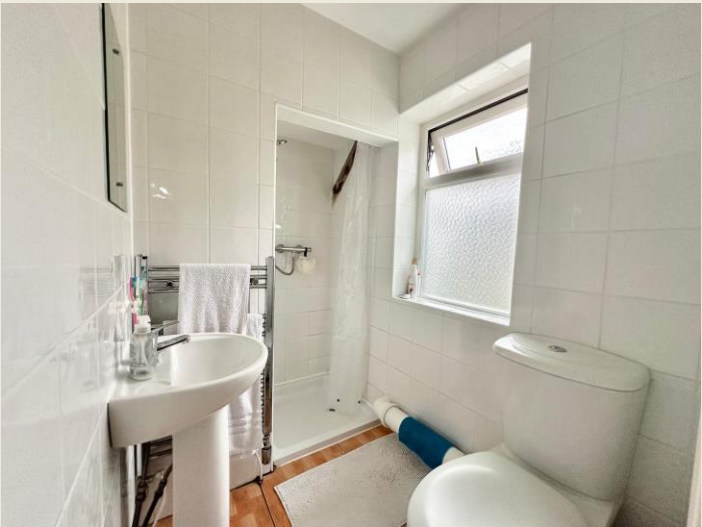






MASTER BEDROOM (15'1 x 10'6)

ENSUITE SHOWER ROOM







BEDROOM TWO (10'9 x 10'2)

BEDROOM THREE (10'4 x 10'3)







SEPARATE ONE BEDROOM ANNEXE / LEISURE SUITE:-

OPEN PLAN KITCHEN LIVING DINING ROOM (12'2 x 10'11)



BEDROOM (12'9 x 10'11)

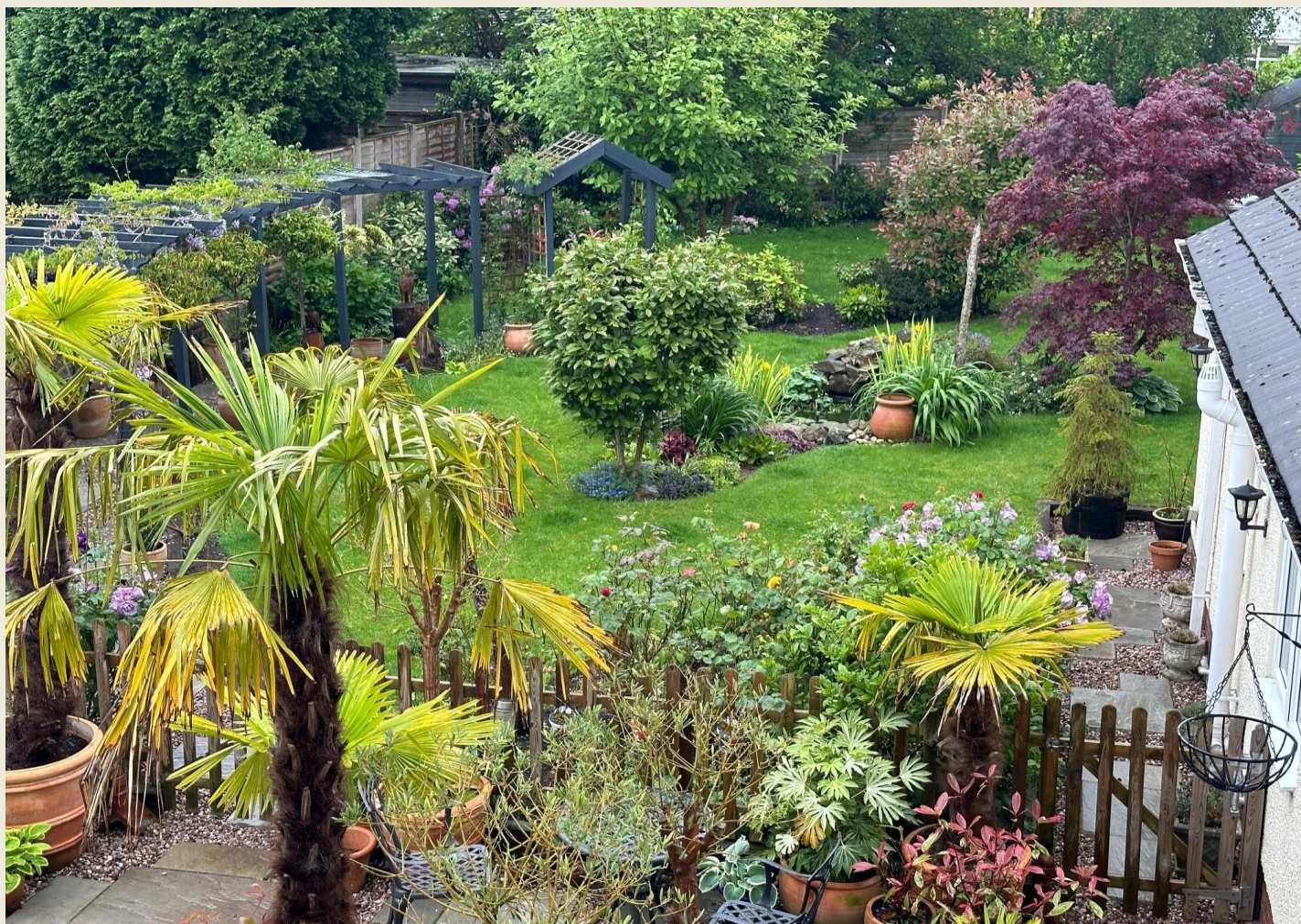
ENSUITE SHOWER ROOM (7'9 x 5'10)











### EXTERIOR

Standing in a glorious slightly elevated position in a sought after location set back from the popular Crewe Road, the property boasts wonderful off road parking provision to the front with steps & pleasant specimen planted terrace to the main front entrance.

Gated side access to the outstanding & magnificently presented large landscaped rear garden. With richly planted borders, timber pergola with climbing Wisteria, numerous plants, shrubs & trees, small feature pond & timber fenced enclosed paved seating area the private gardens certainly enable the ideal place to relax, entertain & party!

### EPC RATING: D

### COUNCIL TAX BAND: A (ANNEXE) & E (HOUSE)

### 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](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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

### 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.















TOTAL FLOOR AREA 1662 sq ft (154.4 sq m) Approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor area and room dimensions are approximate and should be used as a guide only. The floorplan is for illustrative purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Neotoma v2022