



309 CREWE ROAD | NANTWICH | CHESHIRE | CW5 6NP | OFFERS OVER £599,950



An excellent detached true bungalow of quality (circa 1950's) with a garage, workshop & detached office building, standing on a plot extending to approx 1 acre.

There may be planning potential subject to any necessary consents, covenant etc.

Situated in an excellent good residential location in the ever popular Willaston.

Boasting pleasant open views over fields to the rear, excellent transport links are close by with Nantwich town centre approx 2 miles away.

The spacious accommodation briefly comprises; Reception Hall, Living Room, Sitting Room, Kitchen Breakfast Room, Rear Hall, Utility Store, Cloaks WC, Inner Hallway, Master Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bathroom. Large Unconverted Roof Space with extensive further potential. Extensive Tarmacadam driveway with superb parking provision. Detached Double Garage, Workshop, Office, Detached Garden Building.

The substantial property has been modernised in recent years and offers spacious ground floor accommodation (approx 1675sq.ft gross internal), and within the wonderful gardens there is much to offer a variety of purchasers.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed past the Peacock Hotel and at the roundabout continue straight on and proceed past the turning for Colleys Lane on the left, after a further 100 yards the entrance to the property will be seen on the left hand side.

#### WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich.

#### 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 1 hr 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 15'5" x 8'6" plus recess

UPVC entrance door opening to a generous hall. Canadian Maple floor (carpeted over), highly attractive original circular stained glass window, built-in cloaks cupboard, ceiling cornice, wall lights, central heating radiator.



**LIVING ROOM 22'3" x 13'9"**

An excellent spacious room with feature stone fireplace & coal effect gas fire, Canadian Maple floor (carpeted), large uPVC double glazed bow window to the front elevation and additional double glazed window to the side elevation, wall lights, double doors to the sitting room, two radiators.

**SITTING ROOM 18'7" x 13'3"**

With a wonderful 'garden room' feel there are delightful views to be had over the rear garden. Decorative stone wall with inset display niches, 'Fire Charm' coal effect gas fire with copper canopy over, two double glazed windows (one being uPVC), uPVC double glazed French windows to the side elevation, radiator.





#### KITCHEN BREAKFAST ROOM 15'9" x 12'0"

Well proportioned & enjoying a pleasant garden outlook. Featuring a stainless steel single drainer sink unit with cupboards beneath, floor standing cupboard and drawer units with worktops and wall cupboards, 'Belling' range style cooker with extractor hood over. 'Blanco' integrated dishwasher (not plumbed in), tiled floor, ceiling cornices, uPVC double glazed window, radiator.

#### INNER HALLWAY 10'8" x 5'7"

Radiator, access to roof space via ladder (folding).

#### ROOF SPACE

Unique 'eyebrow' window to the front elevation. The loft extends to approx 620sq.ft (gross internal) plus the eaves. (Note: Max. 7'0" ceiling height).



#### REAR HALL 11'3" x 8'1" max

Radiator, tiled floor, built-in cupboard, 'Velux' double glazed roof light, 'Potterton Gold' combi-gas central heating boiler.

#### UTILITY ROOM

Plumbing for washing machine, uPVC double glazed window.

#### CLOAKROOM WC

Comprising a cream coloured suite with WC, pedestal hand basin, uPVC double glazed window, radiator.

#### BATHROOM 10'8" x 9'4" max

Modern white suite featuring panelled bath with mixer shower, pedestal hand basin, bidet and WC. Tiled walls, radiator, spotlight fitting, airing cupboard with central heating radiator.





**BEDROOM THREE 12'2" x 9'9"**

Two uPVC double glazed windows, radiator.

**BEDROOM TWO 13'5" x 11'10"**

UPVC double glazed window, fitted wardrobes, radiator.



**MASTER BEDROOM ONE 13'9" x 13'4"**

UPVC double glazed window to the rear elevation with favourable garden aspect, radiator. Door opening to the ensuite shower room.

**ENSUITE SHOWER ROOM 7'9" into shower x 4'6"**

White suite comprising WC & pedestal hand basin, tiled shower cubicle with 'Essential' shower, tiled walls & floor, radiator.





## EXTERIOR

The property is approached over an extensive Tarmac driveway with ample parking & turning provision. There is a lawned garden with evergreen established front hedge.

In addition, the driveway continues to a large gravelled car parking area to the rear with:

Brick and corrugated roofed DOUBLE GARAGE 19'4" x 15'9" with sliding double doors. WORKSHOP 22'8" x 9'8", STORE 10'9" x 19'2".

Recently constructed block GARDEN ROOM / HOME OFFICE. GARDEN ROOM 19'3" x 18'8" with double glazed window and French windows.

OFFICE 12'5" x 11'10" with double glazed window and door.  
CLOAKROOM 8'4" x 6'5" with pedestal wash hand basin & WC.  
(The building extends to about 530 square feet).

Victorian style street lamp.

The gardens are extensively lawned with a large flagged entertaining & seating patio to the rear of the outstanding property itself. Timber archway with climbing plants. Slate chippings, mature trees, hedgerow, shrubs and specimen trees. The gardens enjoy an open aspect over open fields to the rear making it a wonderful backdrop.

## AGENT'S NOTE:

Please note that there is a covenant on the total site. No 307 Crewe Road is the covenant owner & would have to agree should a purchaser of No 309 look to build any further dwelling(s) on the plot.

EPC RATING: D

COUNCIL TAX BAND: F

## 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.

## 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](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.









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