



489A CREWE ROAD | WISTASTON | CHESHIRE | CW2 6QP | OFFERS OVER £580,000



Situated in a popular area, this substantial and highly deceptive five bedroom, three bathroom detached three storey house on Crewe Road presents an excellent opportunity for those seeking a home with character, space, and a beautiful garden.

Benefitting from an extensive tarmacadam driveway & integral single garage, the parking provision is outstanding. Set back from the sought after Crewe Road, the fine contemporary detached family size house offers superb versatile & extremely well appointed accommodation over three floors. The immaculate deceptive accommodation suits a variety of purchasers & with its convenient location in Wistaston, you'll have easy access to local amenities, schools, transport links and green spaces, providing a well-rounded lifestyle.

The superb home briefly comprises; Entrance Hall, Cloaks WC, Living Room, Formal Dining Room, Conservatory, Kitchen Dining Family Room, Utility Room. First Floor Landing, Master Bedroom with Luxurious elegant Ensuite Bath & Shower Room, Bedroom Three, Bedroom Four, Bedroom Five, 'Jack & Jill' Shower Room. Second Floor Bedroom Two / Cinema / Music Room with Ensuite Bathroom. Double gates open to an expansive Tarmacadam driveway enabling multiple vehicle parking together with an integral single garage, whilst the rear garden is an absolute gem featuring a large lawn, paved patio spaces including space for a hot tub & charming summer house all of which have a leafy backdrop.

Don't miss out on the chance to make this beautiful property your own and experience the best of Cheshire living.
UPVC D.G. Gas C.H.

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





DIRECTIONS

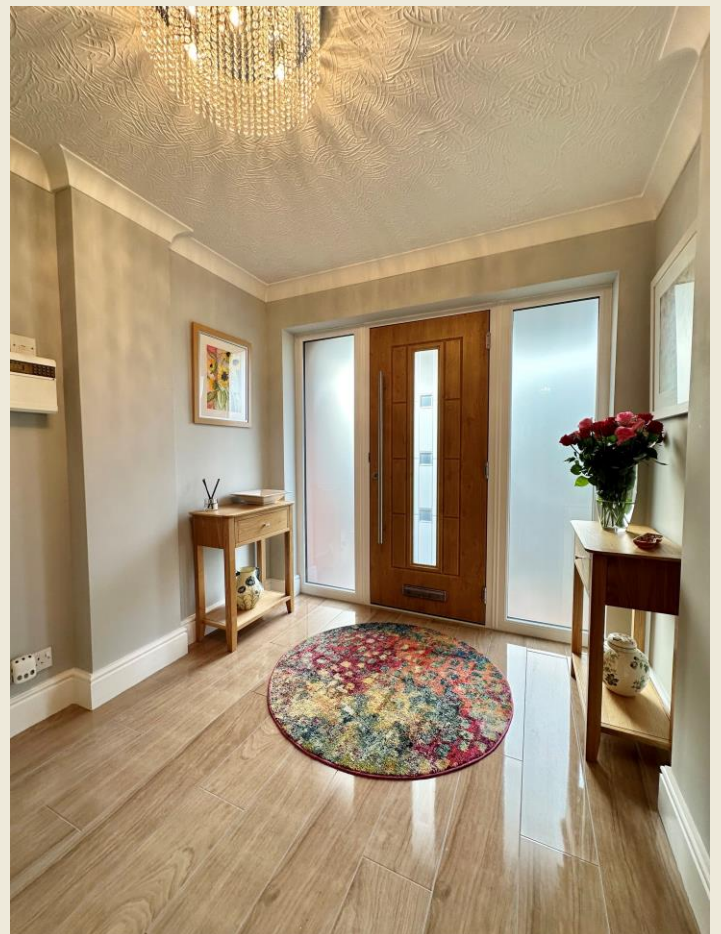
Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be observed on the left hand side just before the traffic lights marked by our for sale board.

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:-

ENTRANCE HALL

CLOAKS WC





LIVING ROOM





FORMAL DINING ROOM

CONSERVATORY





KITCHEN DINING FAMILY ROOM





UTILITY ROOM

FIRST FLOOR LANDING





MASTER BEDROOM

LUXURIOUS ENSUITE BATH & SHOWER ROOM





BEDROOM THREE



BEDROOM FOUR





CONTEMPORARY REMODELLED 'JACK & JILL' SHOWER ROOM

BEDROOM FIVE





SECOND FLOOR:-

BEDROOM TWO / CINEMA / MUSIC ROOM
(Cinema equipment available by separate negotiation).

ENSUITE BATHROOM





INTEGRAL SINGLE GARAGE

EXTERIOR

Standing in a glorious slightly elevated position in a sought after location set back from the popular Crewe Road via double opening wrought iron gates, the property boasts wonderful off road parking provision to the front on the Tarmacadam driveway. Attractive planting to the front provides interest & screening. Gated side access opens to the outstanding & magnificently presented large landscaped rear garden. With well stocked borders, timber summerhouse, large lawn the space is ideal for a variety of purchasers to enjoy. There is an extensive brick paved entertaining & seating patio with ample room for hot tub, chairs and tables etc. (The existing hot tub may be available by separate negotiation).

An additional seating area is close to the pretty timber summer house at the far end of the garden again softened by deep richly planted borders. An extremely appealing feature of the garden is the lush backdrop with aspect over pretty trees. The garden certainly provides the ideal place to relax, entertain & party!

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 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.





