



12 HANDFORTH ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8PL

Approximate Gross Internal Area: 86.4 m² ... 930 ft² Includes Outbuilding

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
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NO CHAIN
Delightful three bedroom house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-thought-out layout, providing ample space for comfortable living with the potential to extend to the rear subject to necessary consents if required.
One of the standout features of this property is the parking space available for two vehicles to the front.
There is also a lawned front garden & a good size rear garden.
UPVC D.G. & Gas C.H.

DESCRIPTION

A pleasant three bedroom semi detached house which offers an excellent opportunity for families and first-time buyers alike.
The property boasts a well-thought-out layout, providing ample space for comfortable living with the potential to extend to the rear subject to necessary consents if required.
The accommodation briefly comprises; Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.
One of the standout features of this property is the parking space available for two vehicles to the front.
There is also a lawned front garden with mature privet hedge & front gate & a pathway to the side leading to the good size rear garden with lawn & planting together with a garage/store.
UPVC D.G. & Gas C.H.
NO CHAIN

DIRECTIONS

Proceed from the Nantwich in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue, proceeding over the bridge and past The Woodside pub. Turn left at the mini roundabout into Wistaston Green Road and turn left into Handforth Road where the property will be observed on the left hand side.

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.

NANTWICH

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 HALL

12'8 x 5'10 (3.86m x 1.78m)

LIVING ROOM

12'8 x 12'6 (3.86m x 3.81m)

DINING ROOM

9'3 x 9'2 (2.82m x 2.79m)

KITCHEN

9'3 x 9'3 (2.82m x 2.82m)

FIRST FLOOR LANDING

BEDROOM ONE

13'4 x 10'0 (4.06m x 3.05m)

BEDROOM TWO

12'0 x 8'10 (3.66m x 2.69m)

BEDROOM THREE

8'8 x 8'0 (2.64m x 2.44m)

BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

EXTERIOR

The property has the benefit of Tarmacadam driveway to the front of the property for two vehicles. There is a lawned front garden with mature Privet hedging and gate opening to paved pathway. The rear garden enjoys a lawned area & planting together with outhouse storage.
Garden Store 8'2 x 6'7. Store 4'0 x 3'0. WC 5'4 x 3'0

EPC RATING: D

COUNCIL TAX BAND:

SERVICES

All mains gas, water, drainage & electricity 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: nantwich@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

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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.