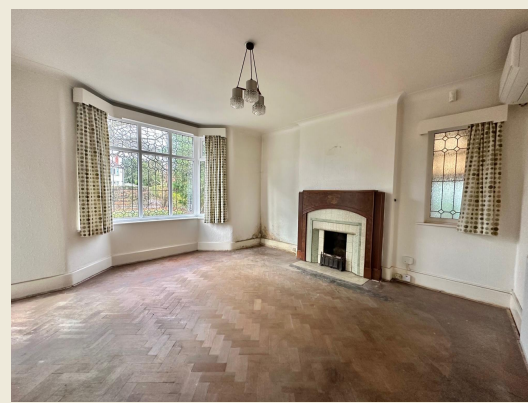
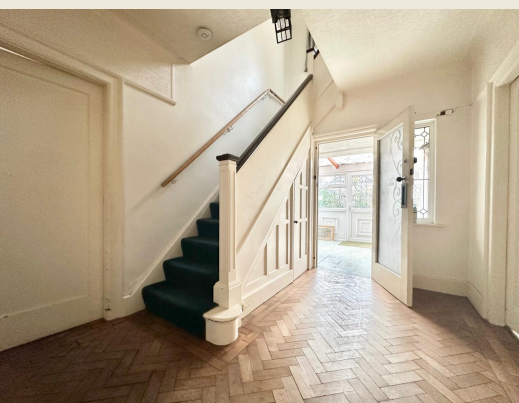




'INVERNESS' | 29 ROPE LANE | WISTASTON | CHESHIRE | CW2 6RB | INFORMAL TENDER





Nestled in the charming area of Rope Lane, this substantial detached house offers an exceptional opportunity for families seeking a spacious and inviting home. Boasting four well-proportioned bedrooms, this property is perfect for those who value comfort and space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings or social events.

Set within expansive gardens, the outdoor space is a true highlight, offering a serene environment for children to play or for adults to unwind amidst nature. The property is located in a sought-after leafy residential locality, ensuring a peaceful atmosphere while still being conveniently close to local amenities.

With the added benefit of no onward chain, this home is ready for you to move in without delay. Additionally, the presence of two garages provides excellent storage options or potential for a workshop, catering to various lifestyle needs.

This delightful property presents a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss your chance to make this house your home.

FOR SALE BY INFORMAL TENDER ON FRIDAY 14<sup>TH</sup> FEBRUARY 2025 AT 12 NOON  
(Subject to conditions & prior sale)

GUIDE PRICE £495,000 - £550,000 PLUS

**NO CHAIN**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn right (at the 'Wells Green' traffic lights' by the vets) into Rope Lane. Continue passed the Spar shop on the right continuing ahead. The property will be observed on the left hand side.

#### WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 2.5 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 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

#### 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.

#### INFORMAL TENDER PROCESS

FOR SALE BY INFORMAL TENDER ON FRIDAY 14<sup>TH</sup> FEBRUARY 2025 AT 12 NOON. (Subject to Conditions & Prior Sale).

GUIDE PRICE £495,000 - £550,000 plus.

Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office.

Tenders are to be submitted in writing by 12 noon on Friday 14<sup>th</sup> February 2025 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB.

Please contact Louise on: [louisechapman@wrightmarshall.co.uk](mailto:louisechapman@wrightmarshall.co.uk) / 01270 625410 if required.







#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

DINING ROOM

KITCHEN

REAR VESTIBULE

STORE

PANTRY







LIVING ROOM

DINING ROOM



GALLERIED FIRST FLOOR LANDING







BEDROOM ONE

BEDROOM TWO



BEDROOM THREE

BEDROOM FOUR







## BATHROOM

## EXTERIOR

The plot is of a particularly generous size and presented in distinctive areas. There is a wonderful degree of potential for buyers who require external space of which to use for a variety of reasons.

The driveway access is also particularly good with the lawned front garden having the scope to create even further parking if required, particularly if buyers have ideas to utilise the rear garden, detached double garage, paddock & outbuildings in a more separate way.

A mature Oak tree to the front of the property provides a pleasant element of screening whilst the bungalow itself is well set back from the road. Approached over a long Tarmacadam driveway there is a larger turning area to the far end of the plot with a paddock area beyond which adjoins open fields.

## ATTACHED SINGLE TANDEM GARAGE / WORKSHOP

## ATTACHED SINGLE GARAGE

## EPC RATING: C

## COUNCIL TAX BAND: F

## SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. Solar panels fitted.

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](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

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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.

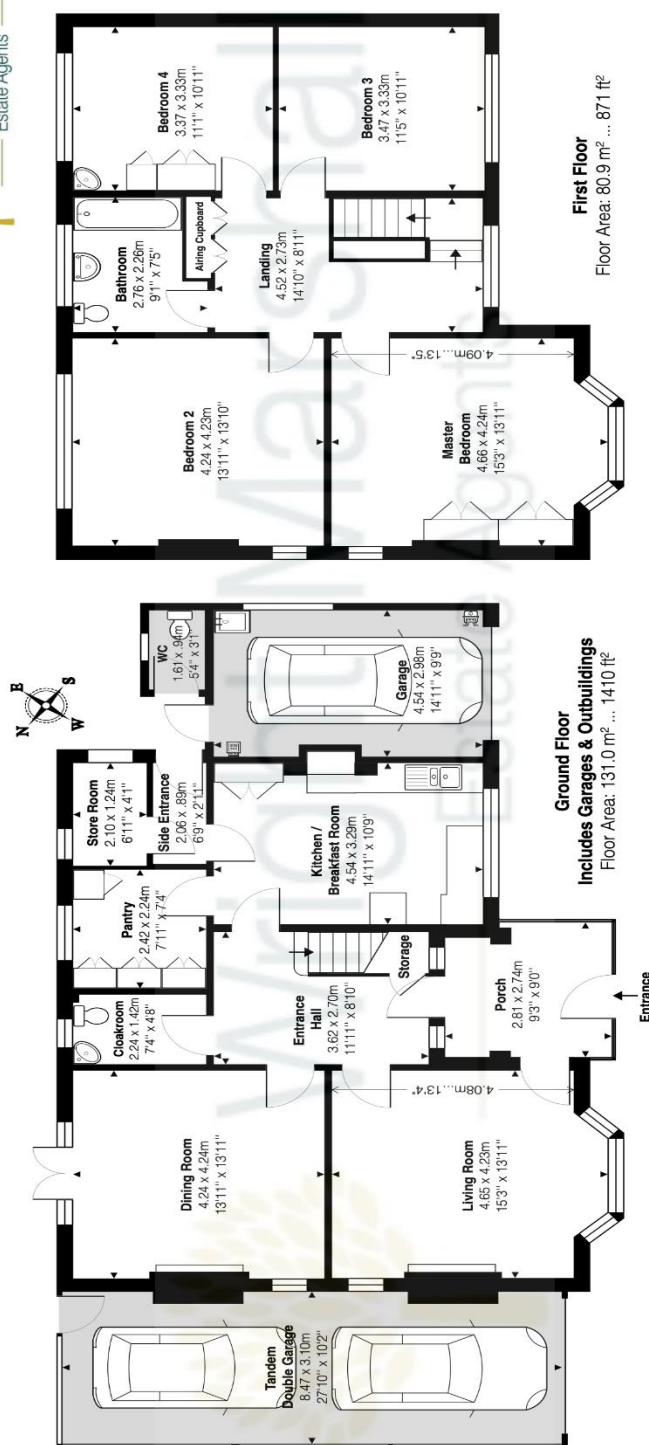
#### FINANCIAL ADVICE

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.







**29 ROPE LANE, WISTASTON, CREWE, CHESHIRE, CW2 6RB**

All Building Parts Approximate Gross Internal Area: 211.9 m² ... 2281 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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