



68 ROPE LANE | WISTASTON | CHESHIRE | CW2 6RB | OIRO £395,000





Nestled in the charming area of Rope Lane, this impeccably presented, stylish & characterful three bedroom semi detached house exudes sophistication & design flair throughout.

The present owners have meticulously curated a style which beautifully encapsulates modern family living with whilst retaining the integrity of the period features the home has to offer. The exceptional ground floor maximises comfort, light & space with the kitchen dining family room in particular is the pinnacle of ideal sociable & family friendly living.

Briefly comprising; Open Porch, highly attractive stained glass to the front entrance door, window & circular side window. Entrance Hall with feature tile floor. Sitting Room with large bay window & wood burning stove.

Spacious & wonderfully light open plan Kitchen Dining Family Room with kitchen island, newly fitted herringbone style flooring & bi fold doors opening to the fantastic rear garden. Laundry / Cloaks Room with fitted walk in pantry/cloaks cupboard & separate WC. First Floor Landing with loft access. Bedroom One with decorative period fireplace & special view over the garden and fields beyond to the rear. Bedroom Two with large bay window & pleasant front outlook. Bedroom Three. Stylish Family Bathroom featuring roll top bath with ball & claw feet, shower over & distinctive attractive tiled walls.

Attached workshop / garage and extensive driveway with turning space, gated entrance & lawned garden with borders. The rear garden is a wonderful safe and secure space – perfect for families & pets, enjoying a lawned area with shaped planted borders, entertaining patio / seating areas & of course adjoining the open fields to the rear. The sunsets are outstanding to the rear.

The property is located in a sought-after leafy residential locality, ensuring a peaceful atmosphere while still being conveniently close to local amenities. This delightful property presents a wonderful opportunity to create lasting memories in a beautiful setting.

**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 right 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.







ENTRANCE HALL



SITTING ROOM



THE ACCOMMODATION:-  
With approximate dimensions, comprises;

OPEN ENTRANCE PORCH





OPEN PLAN KITCHEN DINING FAMILY ROOM







LAUNDRY / UTILITY ROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM TWO







BEDROOM ONE

EPC RATING: D

COUNCIL TAX BAND: D

BEDROOM THREE



FAMILY BATHROOM

## EXTERIOR

The plot is of a particularly generous size and presented in distinctive areas. A gravelled driveway to the front extending also to the side with entrance gate providing extensive off road parking. In addition there is an attractive lawned frontage with richly planted borders. The rear garden is a secure haven for buyers with a large lawn with shaped richly planted borders & extensive contemporary style entertaining patios, all of which adjoin spectacular open fields where the sunsets are amazing.

## DETACHED GARAGE / WORKSHOP

## 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: 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.

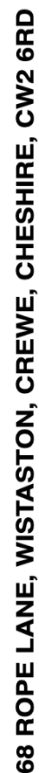
#### FINANCIAL ADVICE

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.







Approximate Gross Internal Area: 127.7 m<sup>2</sup> ... 1374 ft<sup>2</sup> Includes Garage

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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.