



40 SALANDER CRESCENT | WISTASTON | CHESHIRE | CW2 6SA | OIRO £525,000





ENJOYING A WONDERFUL POSITION WITHIN A HIGHLY REGARDED LOCALITY  
AND STANDING IN MATURE GARDENS

Superbly located within an established & popular area in Wistaston, this excellent spacious family home with wonderful reception and entertaining space offers a glorious garden with leafy backdrop together with space, comfort, and modern living. With five generously sized bedrooms & two bathrooms this property is ideal for families seeking room to grow or those who enjoy hosting guests.

This property presents a wonderful opportunity for those looking to settle in a tranquil yet vibrant neighbourhood. With its spacious interiors and prime location, this detached house is a must-see for anyone in search of their dream home in Cheshire.

The accommodation briefly comprises; Entrance Hall, Cloaks Cupboard, Leisure Room, Living Dining Room with outstanding garden vista, Breakfast Kitchen, Utility / Sun Room, Cloaks WC.

First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five / Study, Contemporary Bathroom with separate 'spa' style shower.

Glorious established gardens to the front, side & rear of which the rear enjoys a delighted leafy backdrop - perfect for relaxing & entertaining in.  
Ample driveway & integral garage.

UPVC D.G. & Gas C.H







#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. Turn right onto Crewe Road and continue past the Peacock Public House. At the roundabout continue ahead onto Crewe Road. Turn right into Berkeley Crescent & take the right turn into Rope Bank Avenue. Take the second right turn into Salander Crescent where the property will be observed ahead.

#### LOCATION - 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. 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 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. 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 4'10 x 4'2

CLOAKS CUPBOARD 4'10 x 2'10

#### INNER HALLWAY

LEISURE / FAMILY ROOM 18'11 x 13'1







LIVING DINING ROOM 20'7 x 18'2







KITCHEN BREAKFAST ROOM 20'6 x 8'8



UTILITY ROOM 9'7 x 6'9

HALLWAY 4'10 x 4'7

SEPARATE WC 5'0 x 4'10







FIRST FLOOR LANDING

ENSUITE SHOWER ROOM 8'8 x 4'2

MASTER BEDROOM ONE 15'9 x 12'2







BEDROOM TWO 20'2 x 9'2



BEDROOM THREE 13'11 x 11'2

BEDROOM FOUR 10'6 x 9'7

BEDROOM FIVE / STUDY 9'5 x 8'2







FAMILY BATH & SHOWER ROOM 7'10 x 5'11







#### EXTERIOR

Well positioned within the cul de sac there is a spacious driveway with extensive parking for numerous vehicles.

Integral garage which may offer further accommodation potential if required subject to any necessary consents.

The gardens are an absolute delight being of a generous size and featuring ample space for families to fully enjoy, particularly with the most attractive leafy backdrop.

There are lawns, patios & a variety of shrubs & trees.

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](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.

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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

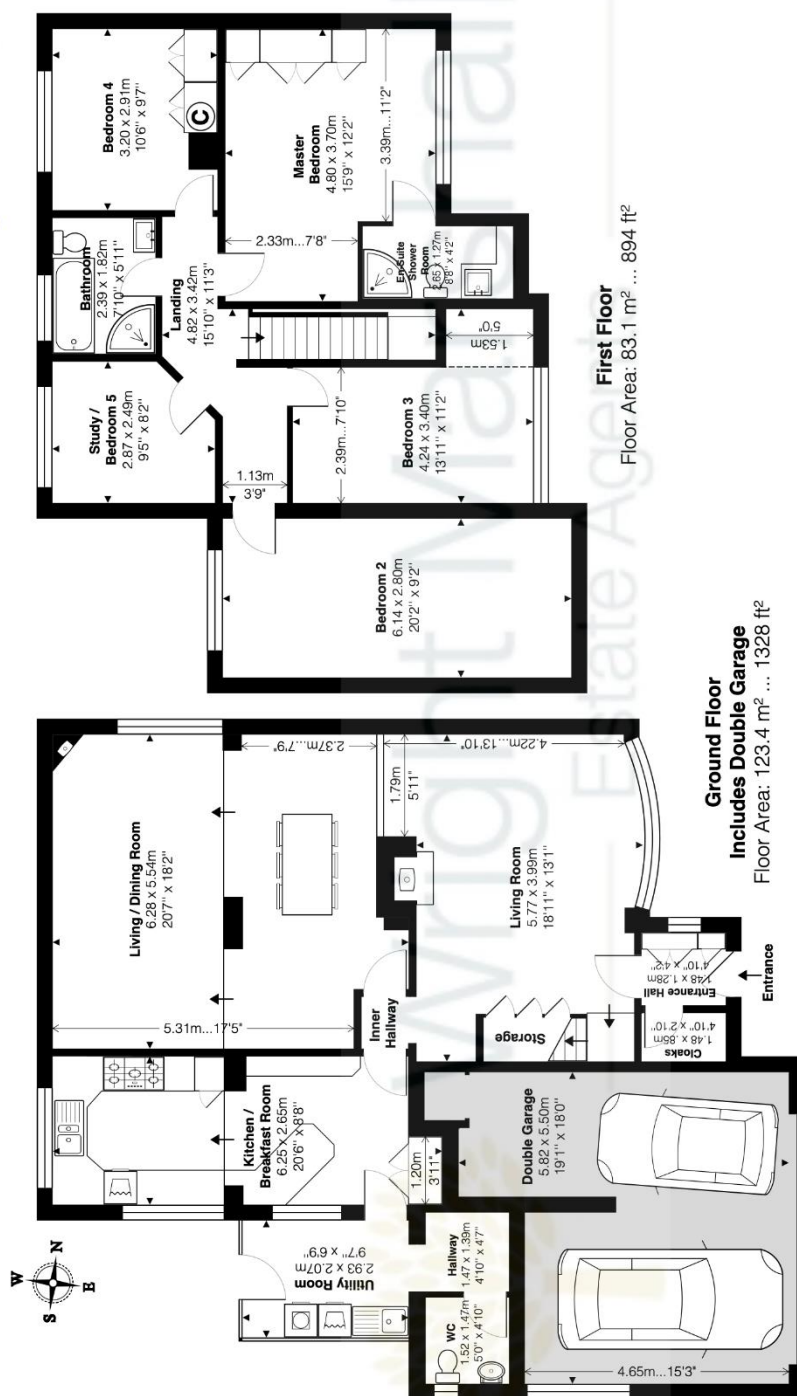
We can help you fund your new purchase with mortgage advice!

\*\* 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.







## 40 SALANDER CRESCENT, WISTASTON, CREWE, CHESHIRE, CW2 6SA

Approximate Gross Internal Area: 206.5 m<sup>2</sup> ... 2223 ft<sup>2</sup> Includes Double 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.

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