



Wright Marshall
Estate Agents

11 Swallowfield Close CW2 6XB



£1,500 Per Month

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An excellent smartly appointed Four Bedroom, Two Bathroom Detached House, nestled in a well established cul de sac position in the ever popular residential locality of Wistaston. Boasting a driveway to the front, garage & pleasant and manageable rear garden, the property affords comfortable accommodation throughout. UPVC Double Glazing. & Gas Central Heating.

EPC BANDING D
COUNCIL TAX BAND D

DESCRIPTION

Nestled within an extremely desirable established residential locality between Nantwich and Crewe and positioned in a pleasant cul de sac, the excellent well maintained four bedroom, two bathroom detached house briefly comprises:- Entrance Hall, Living Room with double doors to dining room, Kitchen Breakfast Room, Utility Room and Cloakroom/WC. First Floor Landing, Master Bedroom One with built in wardrobe and Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom. Integral Single Garage and double width driveway. Delightful lawned rear garden with paved patio and shrubs and trees enjoying a good degree of privacy. UPVC double glazing and gas central heating.

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.

ENTRANCE HALL

PVC entrance door. Ceiling light point. Wood effect flooring. Stairs rising to the first floor.

LIVING ROOM

(13'5" x 9'10")

Neutrally decorated and enjoying a good degree of natural light, the room features a ceiling light point, TV and telephone points. Radiator. UPVC double glazed box bay window to the front. Painted fire surround with marble insert and hearth (gas fire). Double doors opening to the dining room.

DINING ROOM

(9'10" x 8'10")

Ceiling light point. Radiator. UPVC double glazed sliding patio doors to the rear garden. Door to the kitchen.

KITCHEN BREAKFAST ROOM

(9'10" x 10'2")

Having been well maintained, the kitchen is well equipped with a range of wood effect wall, base and drawer units and roll topped laminated work surface with inset stainless steel single drainer sink unit and mixer tap. Understairs cupboard. Ceiling light point. UPVC double glazed window to the rear with super view of the garden. Part tiled walls. Attractive flooring. Radiator. Integrated gas hob with extractor over and double electric oven/grill beneath. Space for fridge. Door to the utility room.

UTILITY ROOM

(6'2" x 5'3")

Continuation of cupboard units. Rolled topped laminated work surface with inset stainless steel single drainer sink unit and mixer tap. Space and plumbing for washing machine. Ceiling light point. Part tiled walls. UPVC double glazed window to the side elevation. UPVC double glazed door to the rear elevation. Continuation of flooring. Door to the cloakroom/WC.

CLOAKROOM / WC

Low level WC. Radiator. Ceiling light point. Wall mounted wash hand basin with tiled splashback. Continuation of flooring.

FIRST FLOOR LANDING

Ceiling light point. Built in cupboard.

MASTER BEDROOM ONE

(13'5" max x 9'10")

Ceiling light point. Radiator. UPVC double glazed window. Built in wardrobes. Door to the ensuite.

ENSUITE SHOWER ROOM

Shower cubicle with mains shower (fully tiled where visible). Ceiling light point. Low level WC. Wash hand basin with mixer tap upon base level cupboard unit and upper shelf. Part tiled walls. UPVC double glazed window. Attractive flooring. Radiator.

BEDROOM TWO

(7'10" x 12'6")

Ceiling light point. Radiator. UPVC double glazed window. Built in wardrobe.

BEDROOM THREE

(7'10" x 10'2")

Ceiling light point. Radiator. UPVC double glazed window. Built in wardrobe.

BEDROOM FOUR

(8'6" x 8'6")

Ceiling light point. Radiator. UPVC double glazed window.

FAMILY BATHROOM

Tiled frontage to bath with glass shower screen, mixer tap and shower attachment. Part tiled walls. Ceiling spotlights. UPVC double glazed window. Concealed cistern. WC and wash hand basin

fitted to base level cupboard unit. Chrome ladder radiator/towel rail. Highly attractive flooring.

INTEGRAL SINGLE GARAGE

(15'5" x 8'6")

Up and over door.

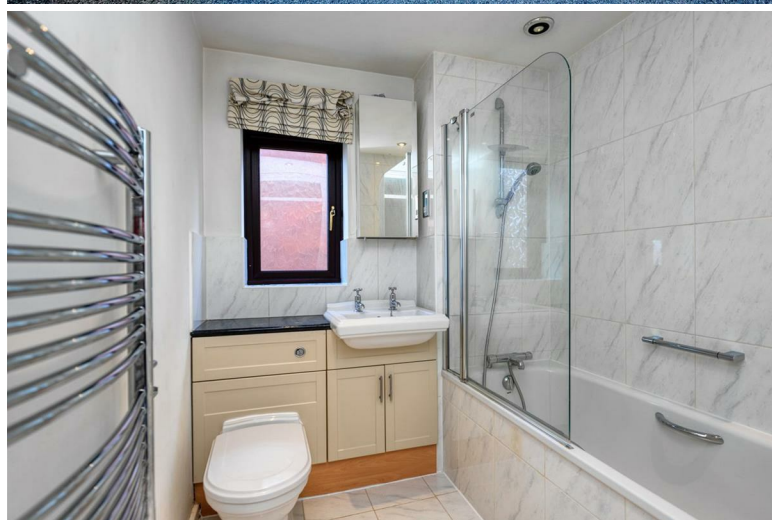
EXTERIOR

Double width Tarmacadam driveway & garden frontage. Side pathway & gated access. Delightful lawned rear garden with a variety of shrubs and good size paved patio. The property benefits from not being directly overlooked at the rear.

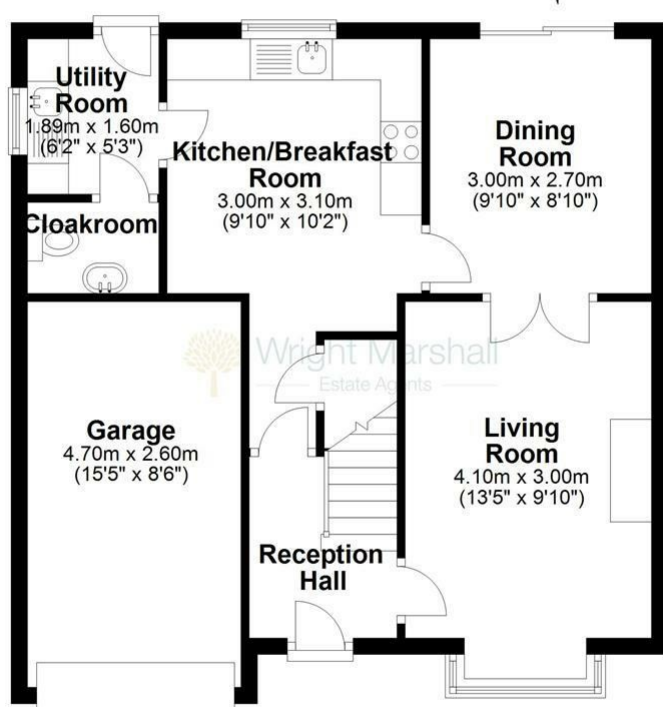
SERVICES

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

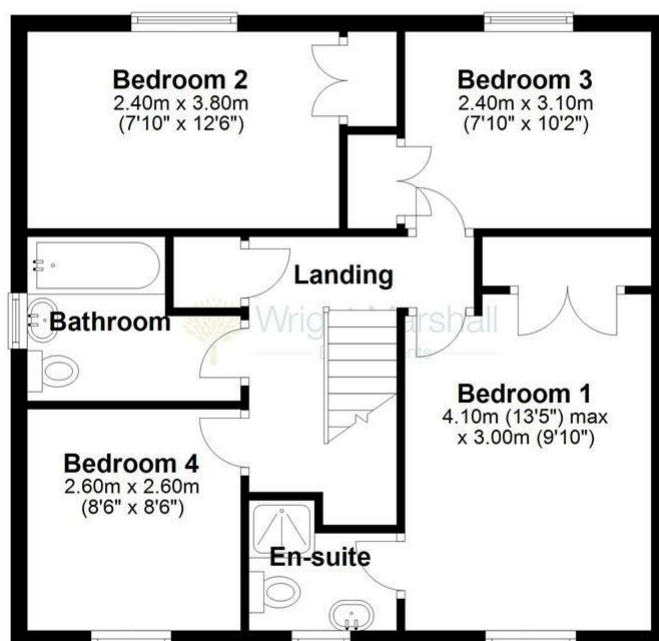




Ground Floor
Approx. 56.8 sq. metres (611.7 sq. feet)



First Floor
Approx. 55.5 sq. metres (597.0 sq. feet)



11 Swallowfield

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