



Wright Marshall
Estate Agents

22 PRINCESS DRIVE, WISTASTON CW2 8HP

OFFERS OVER £400,000



22 PRINCESS DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 8HZ

Approximate Gross Internal Area: 169.8 m² ... 1828 ft² (Including Garage, excluding eaves storage)

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.

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NO CHAIN
Situating in a sought after well established residential area this delightful extremely deceptive versatile detached dormer bungalow provides much opportunity for buyers to create a forever home.
With three/four bedrooms & two bathrooms this property is ideal for a variety of purchasers.
The bungalow's design maximises space and light, creating a warm and inviting atmosphere throughout. The layout is practical and highly flexible whilst the gardens are beautifully maintained and offer the perfect spaces to relax & entertain. There is also ample off road parking & an attached single garage.

DESCRIPTION

Nestled in a sought after well established area this delightful dormer detached bungalow on Princess Drive offers a perfect blend of comfort and convenience. With three/four well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two bathrooms provide ample facilities, ensuring that morning routines run smoothly.

The bungalow's design maximises space and light, creating a warm and inviting atmosphere throughout. The layout is practical & highly versatile, making it easy to navigate and enjoy daily life. The property also boasts generous parking.

Situating in a tranquil neighbourhood, residents can enjoy the benefits of suburban living while being just a short distance from local amenities, schools, and parks. This location is perfect for those who appreciate a community feel, with the added advantage of easy access to nearby towns and cities.

This bungalow presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible area of Cheshire. With its spacious layout and practical features, it is a property that truly deserves a viewing. Don't miss the chance to make this lovely bungalow your new home.

DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue beyond the turn on the left for Church Lane & the CO-OP store on the right, and take the next left turn into Princess Drive where 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.

NANTWICH

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;

ENCLOSED PORCH

SPACIOUS ENTRANCE HALL

29'0 x 8'8 (8.84m x 2.64m)

LIVING ROOM

17'6 x 12'2 (5.33m x 3.71m)

BEDROOM THREE

12'1 x 9'11 (3.68m x 3.02m)

DINING ROOM / BEDROOM FOUR

16'5 x 9'11 (5.00m x 3.02m)

SITTING ROOM

11'11 x 9'11 (3.63m x 3.02m)

KITCHEN

11'10 x 9'10 (3.61m x 3.00m)

BATHROOM

13'10 x 7'1 (4.22m x 2.16m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

17'8 x 13'10 (5.38m x 4.22m)

ENSUITE SHOWER ROOM

7'5 x 5'4 (2.26m x 1.63m)

BEDROOM TWO

15'0 x 13'11 (4.57m x 4.24m)

STUDY / POTENTIAL NURSERY

9'3 x 6'5 (2.82m x 1.96m)

CLOAKS WC

SINGLE GARAGE

18'0 x 9'4 (5.49m x 2.84m)

EXTERIOR

The delightful gardens boast beautifully maintained clipped shrubs & trees with lawn to the front together with driveway providing ample off road parking & an attached single garage. Side gate to the pleasant rear garden which enjoys a high degree of privacy, manageable lawn & further clipped shrubs and evergreens, a patio enables the perfect spot in which to relax & entertain.

EPC RATING: D

COUNCIL TAX BAND: E

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. 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 , 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; , 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.