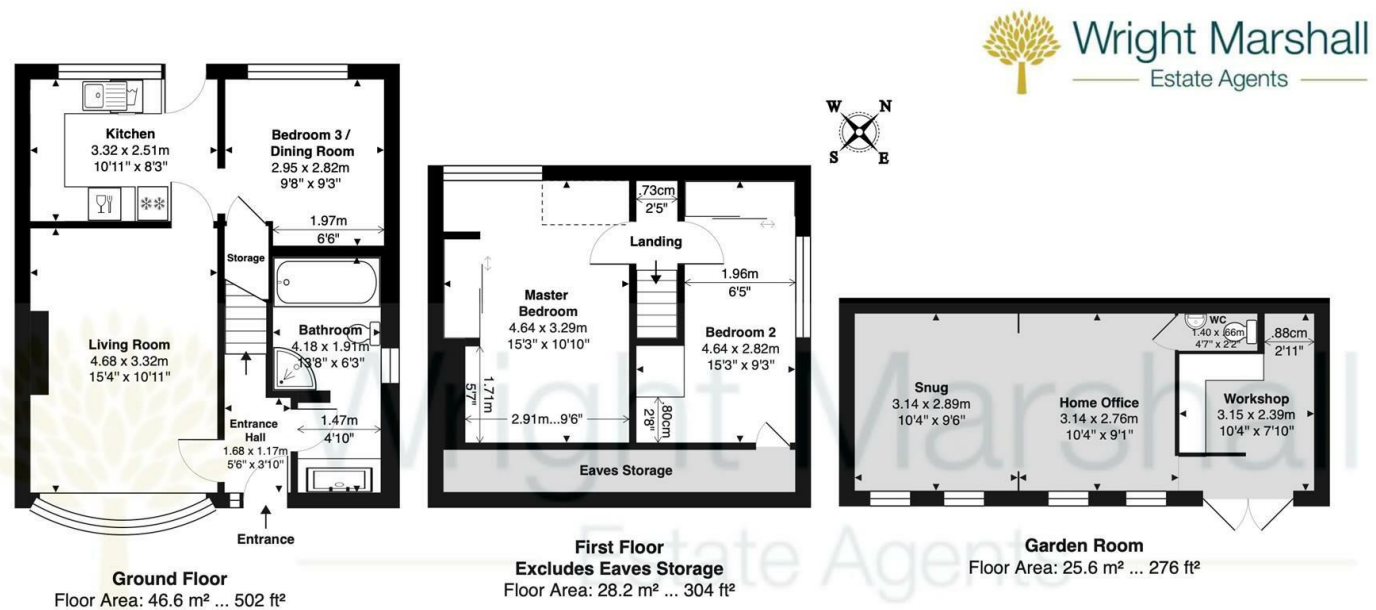




MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN - MOTIVATED SELLERS
Nestled in the popular location of the 'Poets Estate', this delightful much enhanced & modernised two/three bedroom semi-detached dormer bungalow with superb DETACHED insulated and air conditioned garden cabin with immense usage potential, offers a perfect blend of comfort and convenience. Featuring two well-proportioned first floor bedrooms with a ground floor bedroom three/dining room there is a spacious Living Room with feature contemporary fireplace, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat. One of the standout features of this property is the ample parking space available for up to four vehicles, together with a rear garden, carport & detached garden building. UPVC D.G. & Gas C.H.

DESCRIPTION

SITUATED WITHIN THE SOUGHT AFTER 'POETS ESTATE'
Nestled in the heart of 'Old Wistaston' with its leafy well established neighbourhood, the property stands within a now mature residential locality making it ideal for a variety of purchasers. popular location of the 'Poets Estate', this delightful much enhanced & modernised two/three bedroom semi-detached dormer bungalow offers a perfect blend of comfort and convenience.

The superb much enhanced & improved interior briefly comprises; Entrance Hall with stairs rising to the first floor, spacious Living Room with contemporary fireplace and large bay window, Contemporary Fitted Kitchen, Dining Room/Bedroom Three, Luxurious Contemporary Bath & Shower Room.

One of the standout features of this property is the ample parking space available for up to four vehicles, together with a particularly manageable rear garden, carport & detached garden building with workshop and home office space. UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street continuing ahead at the mini roundabout. Turn left at the 'Churches Mansion' roundabout & at the next roundabout take the third exit onto Crewe Road & proceed through Willaston. Opposite the Co-Op store turn left into Church Lane & turn right into Broughton Lane. Take the right turn into Shelley Drive & turn right into Lear Drive. Turn left into Carroll Drive where 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.

NANTWICH

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.

THE ACCOMMODATION:-

With approximate dimensions briefly comprises;

ENTRANCE HALL

5'6 x 3'10 (1.68m x 1.17m)

LIVING ROOM

15'4 x 10'11 (4.67m x 3.33m)

KITCHEN

10'11 x 8'3 (3.33m x 2.51m)

DINING ROOM / BEDROOM THREE

9'8 x 9'3 (2.95m x 2.82m)

BATH & SHOWER ROOM

13'8 x 6'3 (4.17m x 1.91m)

FIRST FLOOR LANDING

BEDROOM ONE

15'3 x 10'10 (4.65m x 3.30m)

BEDROOM TWO

15'3 x 9'3 (4.65m x 2.82m)

EXTERIOR

With an excellent enlarged gravelled driveway to the front providing ample off road parking. Raised planted bed & climbing Clematis.

There is also an incredibly easy maintenance rear lawned garden with large paved patio. Carport with hard standing beneath.

DETACHED GARDEN ROOM:-

SNUG

10'4 x 9'6 (3.15m x 2.90m)

HOME OFFICE

10'4 x 9'1 (3.15m x 2.77m)

WORKSHOP

10'4 x 7'10 (3.15m x 2.39m)

WC

4'7 x 2'2 (1.40m x 0.66m)

EPC RATING: C

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired 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.

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, 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.