



4 YEW TREE ROAD | WISTASTON | CHESHIRE | CW2 8BN | OIRO £235,000



Nestled in the well established residential locality of Wistaston, this delightful wonderfully enhanced two double bedroom semi-detached true bungalow offers a perfect blend of comfort, style and manageability. The bungalow features a thoughtfully designed layout that maximises space and light, creating a warm and highly inviting atmosphere. The spacious living dining room is beautiful with plenty of space to relax & entertain and be cosy in front of the electric stove.

The accommodation briefly comprises; Entrance Hall, spacious Living Dining Room, Inner Hall, Fitted Kitchen with ambient lighting, Bedroom One, Shower Room & Bedroom Two.

The location of this property is particularly appealing, as it is situated in a quiet residential neighbourhood, yet remains close to local amenities, schools, and transport links. This makes it an excellent choice for those who appreciate the tranquillity of suburban living while still having easy access to the vibrant town of Nantwich and facilities & mainline train station in Crewe.

Outside, the property benefits from a smart lawned front garden with paved pathway & newly gravelled driveway. There is also a single garage to the side.

Gated larger than anticipated rear garden with gravelled & decked seating areas and entertaining areas and lawned garden with shrubs.

In summary, this two-bedroom semi-detached bungalow is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible locality or purchase a 'lock up & leave' property. With its charming features and convenient location, it is sure to attract interest from a variety of buyers.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Continue past CO-OP & Snap Fitness and proceed ahead through the 'Wells Green' traffic lights. Turn left into Broughton Lane and turn right into Yew Tree Road 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.

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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 4'6 x 2'8
(With storage cupboard 4'3 x 1'11)

LIVING DINING ROOM 17'10 x 11'1

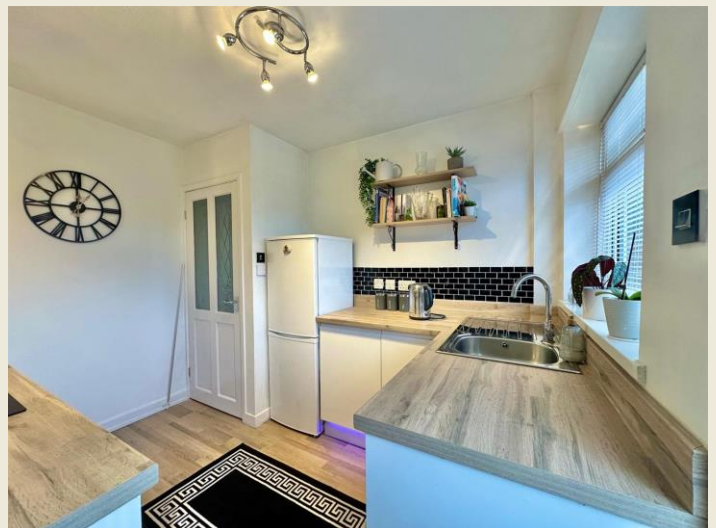






INNER HALL 6'1 x 2'7

FITTED CONTEMPORARY KITCHEN 9'11 x 8'5





SHOWER ROOM 5'11 x 5'4





BEDROOM ONE 11'11 x 9'10





EPC RATING: D

COUNCIL TAX BAND: C

BEDROOM TWO 11'4 x 9'2



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.

EXTERIOR

Excellent external space being immaculately well presented. Lawned garden to front with low wall, paved pathway to the front entrance, side uPVC double glazed door opening to the rear garden. Newly gravelled highly attractive driveway with edging stones. The rear garden is superb and of a surprising size. Featuring a good size lawn, shrubs, decked & gravelled seating areas perfect for alfresco dining. It is a highly attractive and safe environment for children & pets with it being fully enclosed.

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.

SINGLE GARAGE 16'4 x 8'10

Up & over door, rear door.



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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 **

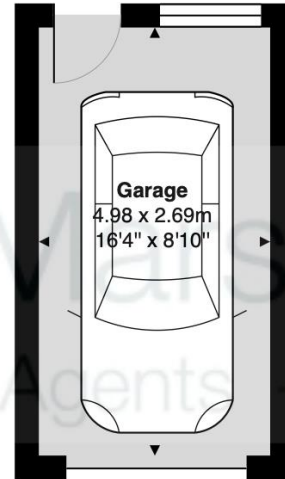
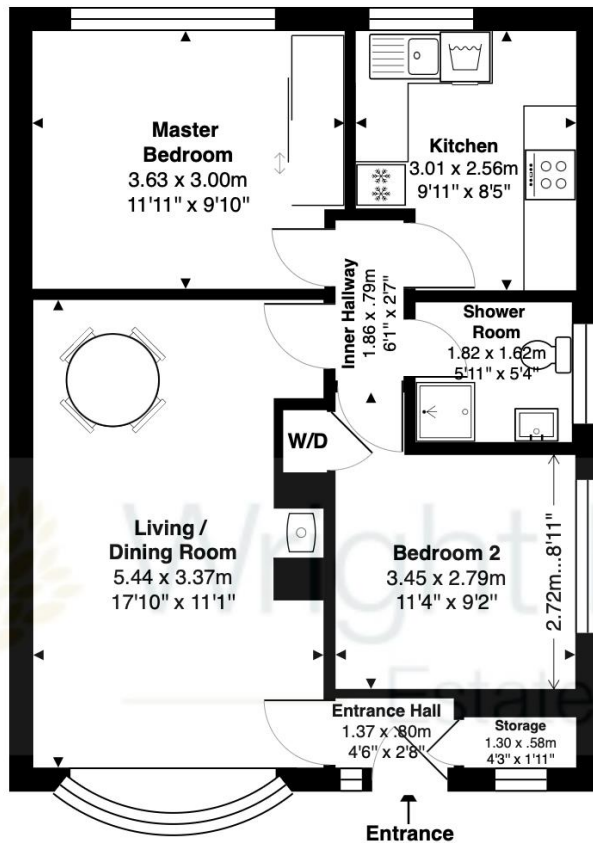
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







Wright Marshall
Estate Agents



Bungalow

Floor Area: 54.8 m² ... 589 ft²

Garage

Floor Area: 13.4 m² ... 144 ft²

4 YEW TREE ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8BN

Approximate Gross Internal Area: 68.1 m² ... 733 ft² 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.
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Wright Marshall
Estate Agents

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