



20 MANOR AVENUE | WISTASTON | CHESHIRE | CW2 8BD | OIRO £425,000





## A GLORIOUS MATURE HOME STANDING IN A DESIRABLE MATURE 'NO THROUGH ROAD'

Nestled in the charming area of Wistaston, this delightful imposing semi-detached house offers a perfect blend of character and modern living. With four well-proportioned bedrooms, this property provides ample space for a variety of buyers. One of the standout features of this residence is the stunning original stained glass and parquet flooring to the living room, which adds a touch of elegance and history to the property.

The spacious layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout. The generous living areas are perfect for both relaxation and entertaining, making it an ideal setting for family gatherings or social events.

The property briefly comprises; Entrance Porch, Entrance Hall, Living Room, Kitchen Diner, Utility/Boot Room, Formal Dining/Family Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Family Bath & Shower Room. There is also a generous loft space which offers scope to expand the existing accommodation (stpp).

Externally the property boasts excellent lawned mature gardens, providing a tranquil outdoor space to enjoy. An extensive driveway provides ample parking provision for several vehicles, there is a detached single garage and outhouses to the rear. Situated on a sought-after no-through road, this home enjoys a quiet and serene location, while still being conveniently close to local amenities and transport links. The combination of peaceful living and accessibility makes it a highly desirable place to reside. In summary, this semi-detached house on Manor Avenue is a remarkable opportunity for those looking to settle in a picturesque area of Cheshire. With its charming features, spacious accommodation, and beautiful gardens, it is sure to capture the hearts of many. The surrounding area is known for its friendly community atmosphere, making it a wonderful place to live. Conveniently located, this property offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Do not miss the chance to make this lovely property your new home.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Just beyond 'Tesco Express' & the fuel station turn left into Manor Avenue. Continue along the 'no through' 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.





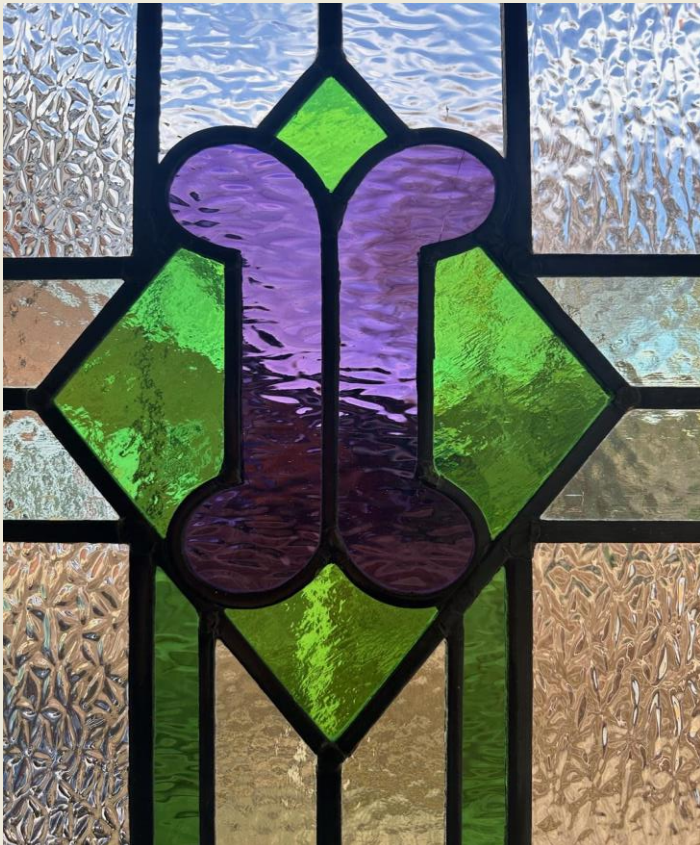


#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 18'4 x 6'7

ENTRANCE PORCH 5'6 x 4'1







LIVING ROOM 15'3 x 12'6

FORMAL DINING / SITTING / FAMILY ROOM 15'3 x 13'4







KITCHEN DINING BREAKFAST ROOM 24'3 x 11'2

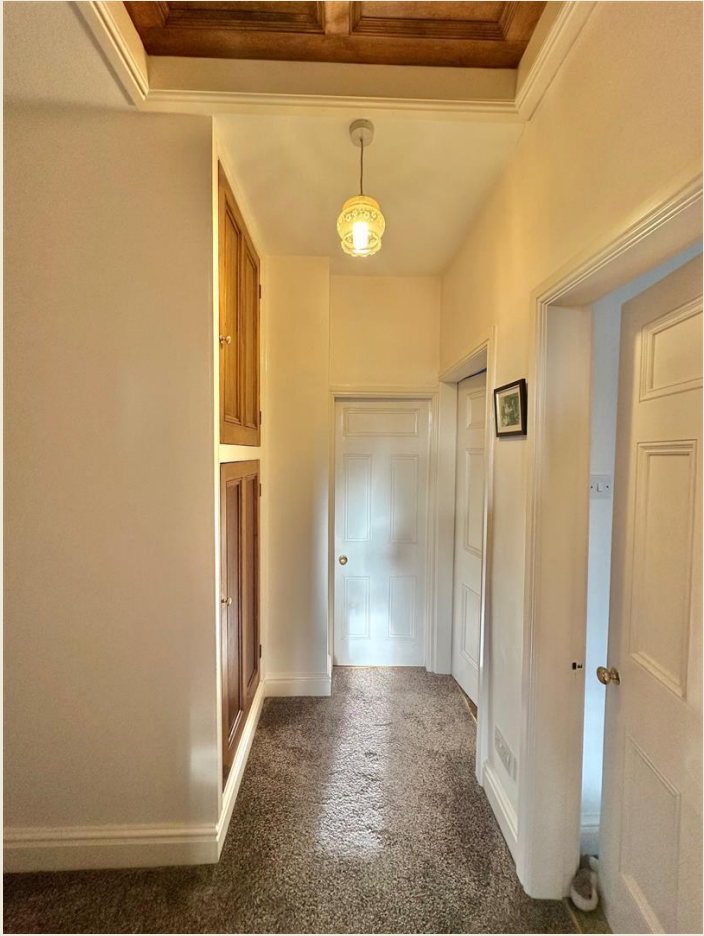
UTILITY / BOOT ROOM 8'2 x 6'2







FIRST FLOOR LANDING 18'5 x 6'7







BEDROOM ONE 15'6 x 13'4

BEDROOM TWO 15'2 x 12'4



BEDROOM THREE 12'4 x 11'1

BEDROOM FOUR 10'1 x 8'3







FAMILY BATH & SHOWER ROOM 8'2 x 7'10



#### EXTERIOR

The glorious mature gardens are of a superb proportion both to the front & rear, featuring large lawns there is a plethora of established shrubs, plants & trees together with extensive seating / entertaining areas. With the benefit of not being directly overlooked to the rear there is also a wonderful vista to the front of the property across the garden & extensive driveway with space for numerous vehicles. External WC 5'6 x 3'1. Store (1) 6'4 x 2'7. Store (2) 5'6 x 4'10

#### DETACHED SINGLE GARAGE 15'4 x 9'6

Up & over door.

EPC RATING: C

COUNCIL TAX BAND: E

#### 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](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.







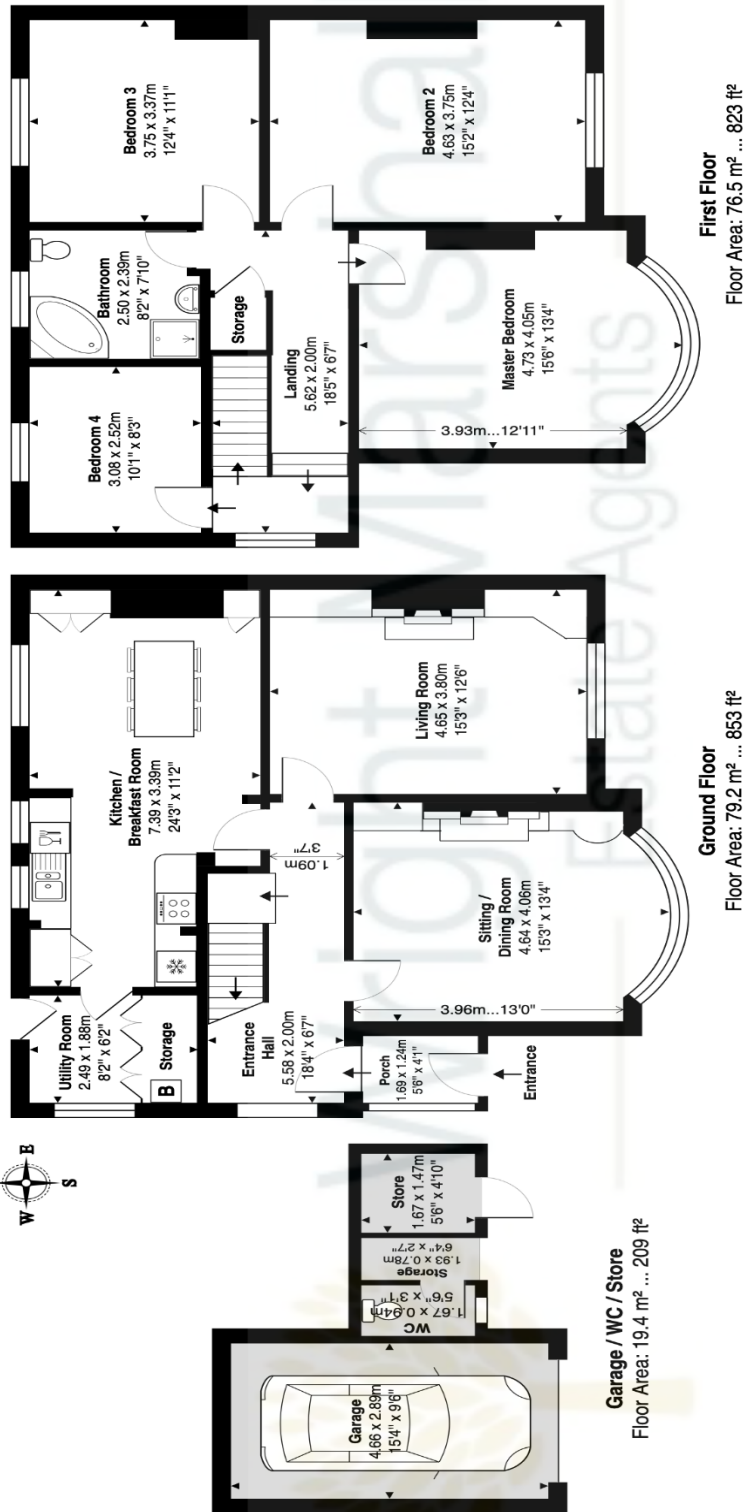












**20 MANOR AVENUE, WISTASTON, CREWE, CHESHIRE, CW2 8BD**

Approximate Gross Internal Area: 175.1 m<sup>2</sup> ... 1885 ft<sup>2</sup> Includes Outbuildings & 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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