



58 Broughton Lane, Wistaston CW2 8JR

CHESHIRE
LAMONT

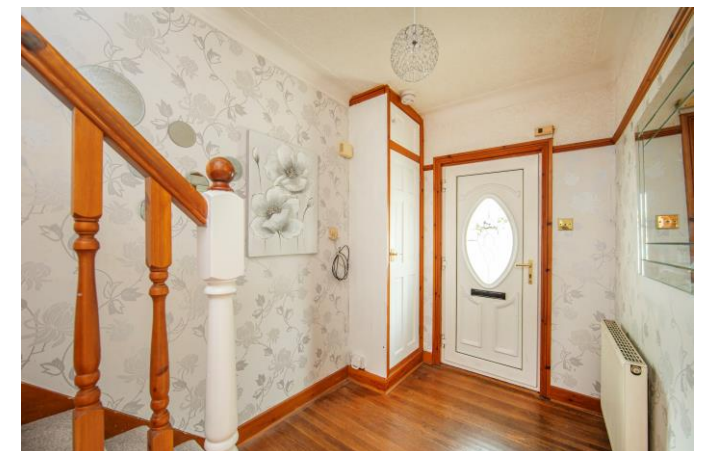


A deceptively spacious extended five bedroom semi-detached period house situated in a highly regarded location nearby to local facilities and bordering Wistaston Brook providing versatile, well presented accommodation over three floors with extensive driveway providing excellent parking facilities, two garages and delightful private tiered rear garden. No CHAIN for early completion. Viewing highly recommended.

- A well presented extended five bedroom semi-detached period house
- Situated in a lovely position bordering Wistaston Brook
- Benefiting from extensive driveway and two garages
- Reception hall with original wood flooring, lounge and dining room
- Breakfast kitchen and garden room
- First floor master bedroom with en-suite, two further double bedrooms, single bedroom and bathroom
- Versatile second floor bedroom with superb eaves storage
- Secluded private tiered rear garden
- NO CHAIN for early completion
- Viewing highly recommended

Agents Remarks

This superb spacious period property stands in a fine location bordering Wistaston Brook with lovely surrounding aspects and nearby to services, shops and highly regarded schooling within Wistaston. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.



Property Details

An extensive driveway stands to the front of the property with a feature landscaped area and the driveway leads to a single garage. UPVC double glazed doors with uPVC double glazed windows to either side allows access to:

Porch

With uPVC double glazed window to side elevation, shelving, tiled flooring, coat hooks and a sectional uPVC double glazed door allows access to:

Reception Hall

With a spindle staircase ascending to first floor, original wooden flooring, picture rail, coved ceiling, radiator, panel door to cloaks cupboard, under stairs storage cupboards, panel door to further storage cupboard incorporating Baxi combination gas fired central heating boiler and a panel door leads to:

Lounge 14' 10" x 11' 2" (4.52m x 3.40m)

With a uPVC double glazed window to front elevation, picture rail, coved ceiling, chimney breast with open flue, radiator and television/Sky point.

From the Reception Hall a panel door leads to:

Dining Room 13' 5" x 11' 3" (4.10m x 3.43m)

With picture rail, radiator and uPVC double glazed sliding doors lead to:

Garden Room 8' 6" x 8' 2" (2.60m x 2.50m)

Enjoying lovely aspects over the private rear garden via uPVC double glazed doors with uPVC double glazed windows to either side, radiator, tiled flooring, high uPVC double glazed windows to side elevation, and an archway leads to:

Breakfast Kitchen 17' 9" x 10' 8" (5.40m x 3.25m)

A spacious Kitchen with a range of base units, large enamel sink with mixer tap, uPVC double glazed window overlooking rear garden, plumbing for washing machine, vent for tumble drier, niche for large kitchen range, part tiled walls, tiled flooring, door to useful pantry cupboard incorporating shelving and with cupboard above, uPVC double glazed window to side elevation, pseudo ceiling beam and a panel door to Reception Hall.

Split First Floor Landing

With picture rail, radiator, uPVC double glazed window to side elevation and a panel door leads to:



Bathroom

With a corner fitted panelled bath incorporating shower attachment, WC, vanity wash basin with cupboards beneath, step up to large tiled shower enclosure incorporating electric shower over and extractor fan, uPVC double glazed window to rear elevation, half tiled walls, radiator and chrome towel radiator.

Bedroom Two 13' 9" x 9' 2" (4.19m x 2.80m)

With a uPVC double glazed window to front elevation and radiator.

Bedroom Four 8' 6" x 7' 3" (2.60m x 2.20m)

With a uPVC double glazed window to front elevation and radiator.

Bedroom Three 11' 10" x 10' 4" (3.60m x 3.15m)

With a uPVC double glazed window to front elevation, picture rail, radiator and storage cupboard.

Master Bedroom 13' 5" x 11' 2" (4.09m x 3.40m)

With a uPVC double glazed window to rear elevation, radiator, picture rail and a door leads to:

En-Suite Shower Room

With tiled shower cubicle incorporating electric shower over, WC, pedestal wash basin, half tiled walls and Velux window.

From the Landing a panel door leads to a spindle staircase ascending to:

Bedroom Five/Loft Room 17' 1" x 17' 10" (5.20m x 5.43m)

A versatile room with ceiling beams, Velux window incorporating fitted blind, extensive eaves storage and radiator.

Externally

An extensive driveway stands to the front of the property providing superb parking facilities for numerous vehicles and leads to a single garage. The tiered rear garden is delightfully secluded and borders Wistaston Brook with patio and lawned areas and a useful garden shed. A further over-sized garage stands within the gardens.

Single Garage

With up and over door, light, power and personal door to rear that leads to the rear gardens.

Oversized Garage

With up and over door, light, power and window to side and rear.

Tenure

Freehold



Services

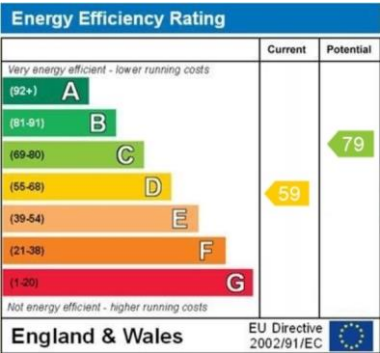
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed towards Crewe along Crewe Road. Upon reaching Wistaston turn left into Broughton Lane where the property is situated on the right hand side.



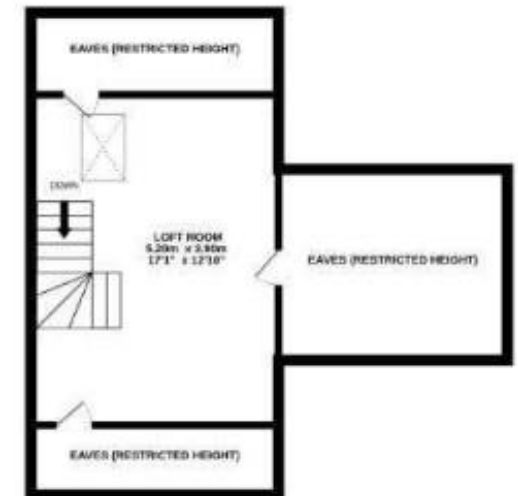
GROUND FLOOR
76.7 sq.m. (825 sq.ft.) approx.



1ST FLOOR
65.5 sq.m. (705 sq.ft.) approx.



2ND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA: 182.8 sq.m. (1967 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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