



14 Wisterdale Close, Wistaston CW2 6RW

CHESHIRE
LAMONT

Set in a very lovely tranquil corner position with attractive private rear gardens and in a sought after location, a well presented four bedroom detached family home with attractive block paved driveway and semi-integral garage. Available with NO CHAIN for early completion. Viewing recommended.

- A superbly positioned four bedroom detached family home
- In a highly sought after and well regarded established location within Wistaston
- Standing in a delightful tranquil corner position in a small select cul-de-sac location
- With lovely surrounding aspects and attractive private established gardens to both the side and rear
- Affording some further potential for enhancement and individual modification
- Four bedrooms, en-suite and family bathroom
- Enclosed porch, reception hall, lounge and separate dining room
- Garden room/conservatory, fully appointed kitchen, side hall and cloakroom
- Double width block paved driveway and semi-integral garage
- NO CHAIN, early completion available

Agents Remarks

Wisterdale Close and the surrounding area is a long established location in a superb area off Rope Lane within Wistaston and is very highly regarded for its proximity to junior schooling at Berkeley Academy and to Shavington High School. The local Spar post office provides for day-to-day requirements and Rope Green Medical Centre is nearby. The area is well situated for easy access to both Crewe and historic Nantwich. Nearby 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.

Property Details

The property stands in a delightful situation within the corner of a tranquil close with a herringbone block paved driveway leading to a semi-integral garage. The front garden incorporates an evergreen lawned area bordered by plants and shrubs and a gate to the side of the



property allows access to the rear. A block paved step ascends to a uPVC double glazed door allowing access to:

Entrance Porch 6' 8" x 4' 4" (2.02m x 1.31m)

With uPVC double glazed windows and a sectional glazed door with sectional glazed side panel leads to:

Reception Hall 16' 11" x 6' 2" (5.15m x 1.87m)

With a handsome exposed hardwood staircase ascending to first floor, coved ceiling, radiator, under stairs cupboard and a door leads to:

Lounge 17' 2" x 11' 0" (5.22m x 3.36m)

Delightful appointed with pleasant aspects to the front via a uPVC double glazed bow window, two radiators, slate and stone fireplace incorporating a living flame gas fire, uPVC double glazed window to side elevation and sectional glazed sliding pine doors lead to:

Dining Room 11' 0" x 8' 0" (3.36m x 2.43m)

With a hatch to Kitchen, radiator and a sectional glazed door with full height glazed side panels leads to:

Conservatory/Garden Room 9' 5" x 8' 0" (2.88m x 2.43m)

Of superior construction with full height uPVC double glazed windows incorporating fitted blinds, uPVC double glazed door to rear garden and wall light points.

From the Reception Hall a door leads to:

Kitchen 14' 10" x 8' 0" (4.51m x 2.44m)

With a range of base and wall mounted units, built-in double electric oven, four ring electric hob with filter canopy over, plumbing for washing machine, single bowl sink with mixer tap, plumbing for dishwasher, vent for tumble dryer, two uPVC double glazed windows overlooking rear garden, part tiled walls, pine clad ceiling and a sectional glazed door leads to:

Side Hall 3' 7" x 3' 3" (1.09m x 0.99m)

With a uPVC double glazed door to outside and a door leads to:

Cloakroom 4' 4" x 2' 10" (1.31m x 0.86m)

With WC, wall mounted wash basin, tiled walls and tiled floor.

From the Side Hall a door leads to:

Garage 18' 8" x 8' 6" (5.68m x 2.59m)

With an up and over door, wall mounted gas fired central heating boiler, window to side elevation, light, power and plumbing for washing machine.



First Floor Landing 13' 6" x 8' 2" (4.12m x 2.50m)

With a door leading to:

Bedroom One 14' 8" x 12' 0" (4.46m x 3.65m)

With a uPVC double glazed window to front and side elevations, radiator and a door leads to:

En-Suite Shower Room

With shower cubicle incorporating electric shower over, WC, pedestal wash basin, uPVC double glazed window and tiled walls.

Bedroom Two 15' 3" x 8' 6" (4.64m x 2.58m)

With a uPVC double glazed window to front and side elevations and radiator.

Bedroom Three 13' 6" x 9' 9" (4.12m x 2.97m)

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

Bedroom Four 9' 6" x 8' 4" (2.90m x 2.55m)

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

WC

With low level WC, part tiled walls and uPVC double glazed window.

Bathroom 7' 11" x 5' 1" (2.42m x 1.56m)

With a panel bath incorporating shower over, vanity wash basin with cupboards beneath, WC, tiled walls, chrome towel radiator, uPVC double glazed window and fitted airing cupboard incorporating lagged cylinder.

Tenure

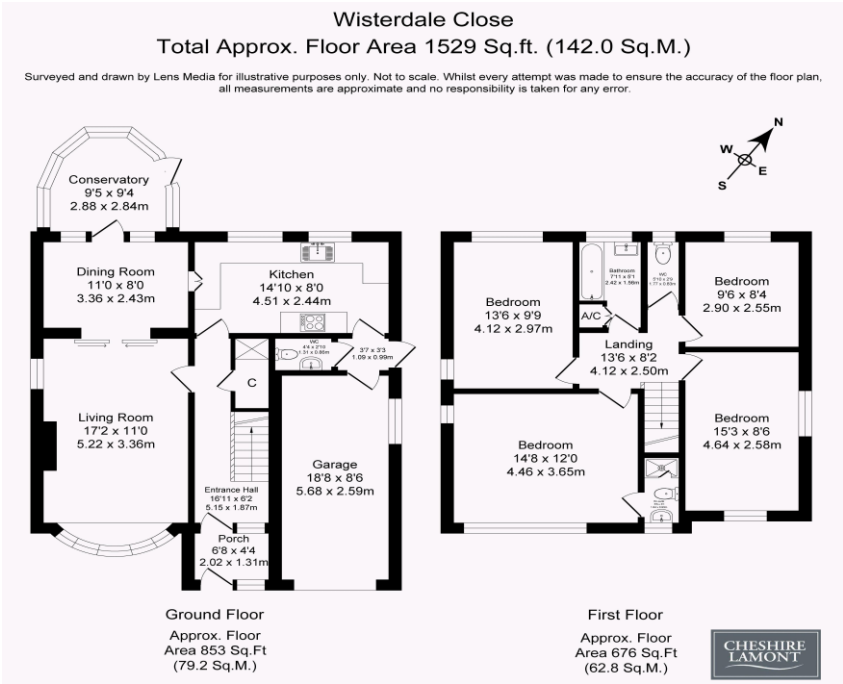
Freehold.

Services

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

Directions

From Nantwich proceed along Crewe Road to the traffic lights at Wells Green and turn right along Rope Lane. Turn left into Bankfield Avenue and take the second left into Wisterdale Close. The property is situated at the end on the right hand side.



Score	Energy rating	Current	Potent
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441