



5 Manor Avenue, Wistaston, Cheshire, CW2 8BD

£415,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Lounge/Diner, Breakfast Kitchen, Two Bedrooms, Shower Room, Car Port, Extensive Decking Area to the Rear and Gardens.

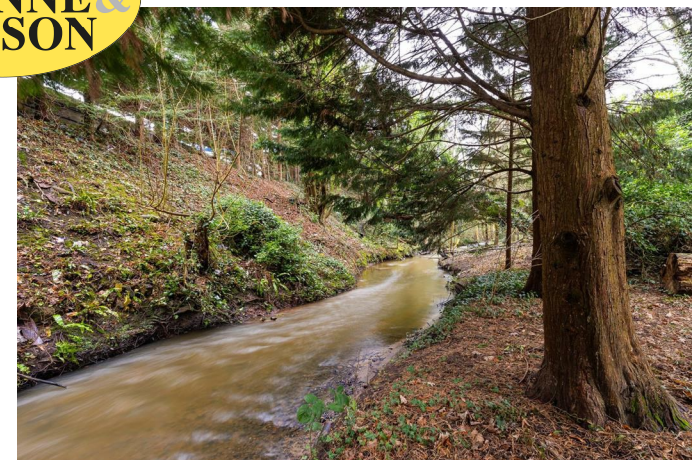
DESCRIPTION

The bungalow is of a rather unique design being of traditional brick construction with rendered elevations' under a Marley tiled roof. Over the years there have been various improvements with more recently the present vendors have undertaken several single storey extensions to the front, side and rear creating additional reception rooms. One of the most important factors is the positioning as it is elevated with an extensive decking area and steps leading to a third of acre garden. The natural boundary being Wistaston Brook, altogether enjoying a South Westerly aspect. Internally the whole has been redesigned to create a larger than anticipated accommodation, extensive refurbished kitchen area with integrated appliances and a new shower/bathroom area. uPVC double glazed windows and gas fired central heating system. The vendor has converted the first floor attic into a room with sky lights and presently uses this area as their office.

LOCATION & AMENITIES

The property occupies a mature setting on the Crewe/Wistaston borders, 1 mile West of Crewe station. There are excellent rail communications from Crewe to London (90 minutes) and Manchester (40 minutes). The historic market town of Nantwich is 3 miles distance with its renowned retailers and local boutique shops. Manchester International Airport is about 45 minutes drive. The M6 motorway (junction 16) is 7 miles. The property is convenient to local day to day facilities for everyday needs with the Tesco Express within 10 minutes walking distance. The medical centre is also located at Rope Lane, along with primary and secondary education in Wistaston and Shavington.

Sporting amenities in the area include golf at Haslington, Hankelow, Sandbach, Alsager and Tarporley. Alvaston Hall Country Club is 2 miles.



DIRECTIONS

From Nantwich proceed along the A534 towards Crewe, through Wells Green for 2.7 miles, turn left into Manor Avenue, proceed for about 150 yards and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

With Marley tiled floor, radiator, double glazed window, double glazed front doors

MAIN LIVING ROOM (incorporating Dining Area)

22'1" x 21'6"

With feature fireplace housing wood burning stove, various double glazed windows with shutters enjoying a South Westerly aspect, ceiling cornices, radiator, oak style flooring, access to the kitchen.

KITCHEN/BREAKFAST ROOM

14'4" x 13'11"

Enjoys high glass laminated units with Corian work surfaces, four burner hob unit, extractor hood, double oven, various wall cupboards, storage cupboards, fridge freezer, radiator, archway leading to Breakfast Area

BREAKFAST AREA

With sandstone flooring and underfloor heating, breakfast bar area, double glazed window, three Velux sky lights, access to the Attic Room via concertina style ladder.

LOFT ROOM

14'2" x 12'10"

Presently being used as an Office with skylights, power and light, further eaves storage.

INNER HALL

Giving access to



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BEDROOM

14'0" x 10'0"

Tongue and Groove flooring, large ladies and gents built in wardrobes, radiator, double glazed window, views towards the rear.

BEDROOM

18'5" x 8'1"

Incorporated dressing area, radiator, two double glazed windows, Bi-Folding French doors leading to a decking area.

BATHROOM

7'10" x 6'8"

Bath/Shower Room with a corner power shower cubicle, pedestal wash basin, low level W/C, decorative tiled walls, heated towel rail, tongue and groove flooring and cornices.

OUTSIDE

To the front/side is a covered car port area and steps lead to an extensive decking area, glass/Perspex balustrades. Further steps leading third of acre garden incorporating a patio area, borders, extensive lawned area, natural boundary being Wistaston Brook all enjoying a South Westerly aspect.

SERVICES

All mains services are connected to the property. N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

Band D.

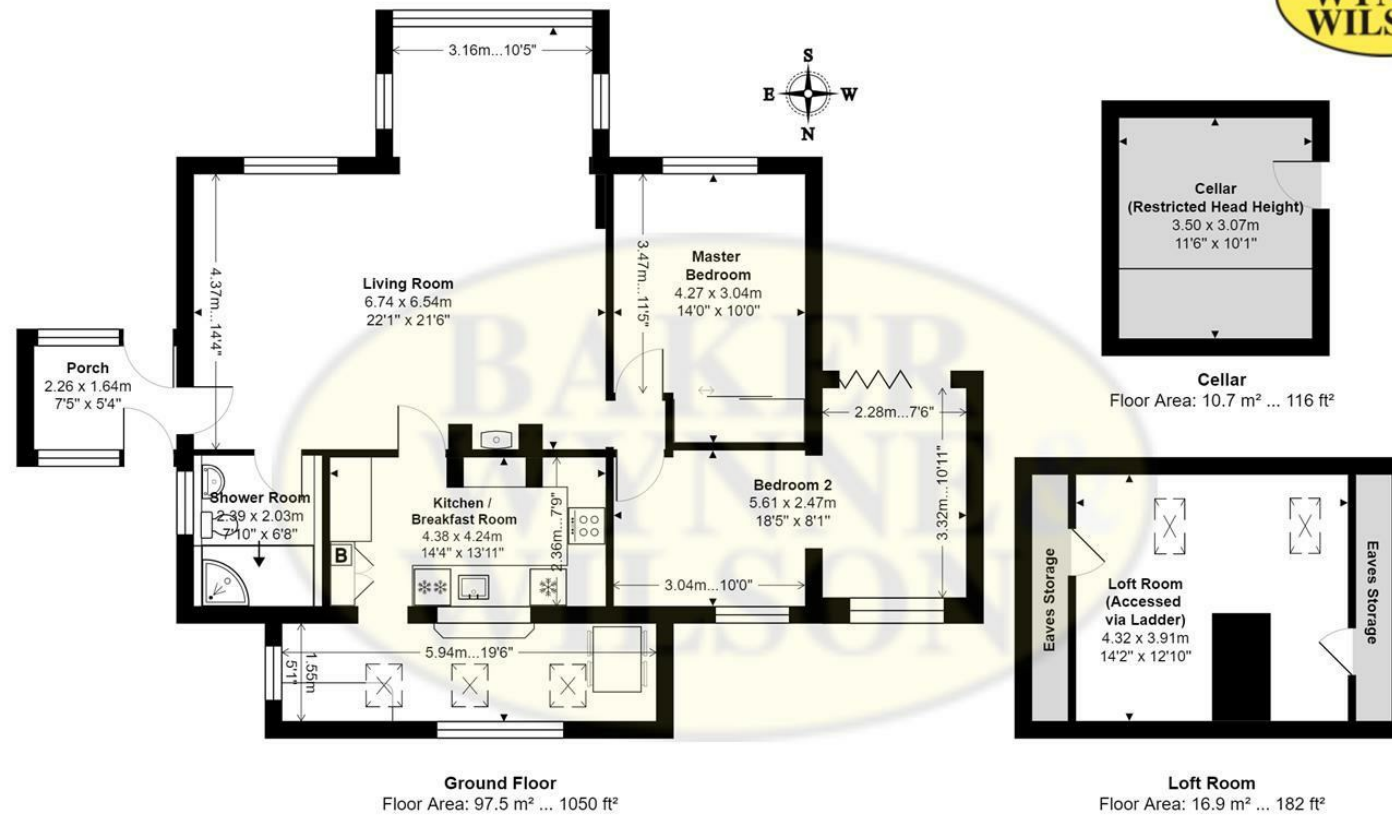
VIEWING

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich.
(Tel No: 01270 625214).
M782





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5 MANOR AVENUE, WISTASTON, CREWE, CHESHIRE, CW2 8BD

Approximate Gross Internal Area: 125.1 m² ... 1347 ft² (Includes Loft Room & Cellar, Excludes Eaves Storage)

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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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