



St. Ives, Woodside Lane, Wistaston, Crewe, CW2 8AJ  
Guide Price £450,000

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WYNNE &  
WILSON**



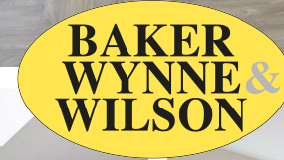
A HIGH QUALITY INDIVIDUAL DETACHED BUNGALOW TUCKED AWAY IN A LOVELY SOUTH WESTERLY GARDEN SETTING EXTENDING TO ABOUT .48 OF AN ACRE, AT THE END OF A TRANQUIL NO THROUGH LANE.

## SUMMARY

Reception Hall, Living Room, Dining Room/Bedroom No. 3, Kitchen/Breakfast Room, Double Bedroom with Ensuite Shower Room, Double Bedroom, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Gardens, Car Parking Space, Well Stocked Gardens with Block Paved Patio/Terrace and raised Deck overlooking the Gardens and Woodland.

## DESCRIPTION

This most attractive detached bungalow probably dates back to the 1950's. It is constructed of brick under a tiled roof and approached through impressive brick pillars and double gates over a blocked paved drive to a car parking area. A compressively refurbished and enlarged, stylish, detached bungalow set in a beautiful plot of about .48 of an acre. The layout is particularly thoughtful with the two large reception rooms having double glazed picture windows with electrically operated blinds enjoying a South Westerly aspect over the gardens and woodland.





## LOCATION & AMENITIES

Woodside Lane is a sought after address in Wistaston and comprises individual detached houses and bungalows. There is a variety of shops located on Readesdale Avenue and Kings Drive. The Woodside pub/restaurant is a short stroll and there are fields across Valley Road for walkers. The historic market town of Nantwich is 2.5 miles, with the larger centre of Crewe 2.5 miles having a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). Manchester Airport is approximately a 45 minute drive.

## DIRECTIONS

From Nantwich take the main Crewe Road, continue for 1.7 miles, at Jacksons Corner, turn left into Church Lane, proceed for 0.8 of mile, turn right into Woodside Lane, bear right and the property is located on the right hand side.

## ACCOMMODATION

With approximate measurements comprises:

### RECEPTION HALL

22'6" x 6'3"

Composite entrance door, linen cupboard with gas central heating boiler, radiator.

### LIVING ROOM

14'2" x 12'7"

Marble fireplace with inset electric coal effect fire, double glazed picture window with electrically operated blinds overlooking the terrace and gardens beyond, designer radiator.

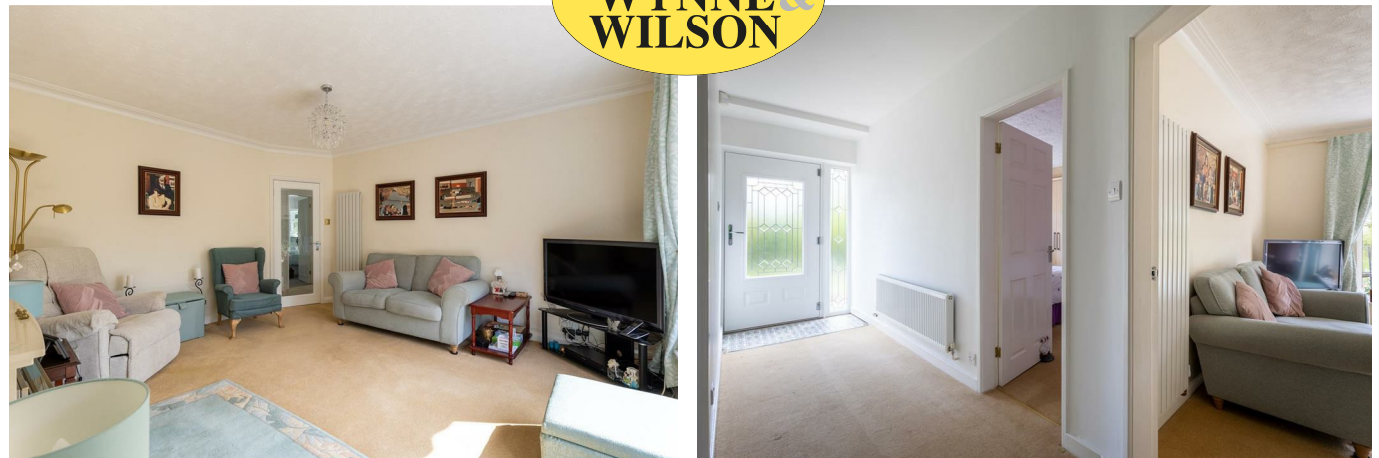
### DINING ROOM/BEDROOM

15'7" x 11'7"

Two double glazed picture windows with electrically operated blinds overlooking the terrace and gardens, designer radiator.



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## KITCHEN/BREAKFAST ROOM

14'9" x 14'7"

Bespoke fitted kitchen comprising stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, pantry cupboard, pan cupboard, wall cupboards, integrated oven and microwave, four burner ceramic hob unit with extractor hood above, integrated dishwasher and washing machine, space for an American style refrigerator, double glazed lantern window, double glazed window and door with electrically operated blinds, designer radiator.

## BEDROOM NO. ONE

12'7" x 12'2"

Double glazed bow window, radiator.

## ENSUITE SHOWER ROOM

8'6" x 3'5"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, fully tiled walls, tiled floor, radiator/towel rail.

## BEDROOM NO. TWO

12'7" x 12'4" into wardrobes

Wall to wall fitted wardrobes, double glazed bow window, radiator.

## BATHROOM

8'7" x 8'3"

White suite comprising corner bath, low flush W/C and pedestal hand basin, tiled shower cubicle with Mira Sport shower, inset ceiling lighting, inset mirror fitting, fully tiled walls, tiled floor, radiator.

## OUTSIDE

Precast constructed GARAGE 19'7" x 8'7" electrically operated up and over door, power and light. Blocked paved car parking area for 3 to 4 cars on the driveway. Exterior light, outside tap, flagpole, two awnings.

## GARDENS

The principle garden enjoys South Westerly aspect. The gardens have matured over the years and provide a delightful setting being lawned with a variety of shrubs and specimen trees, herbaceous borders, conifers, woodland, large block paved terrace, block paved patio and a raised deck overlooking the gardens, woodland and Wistaston brook.

## 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.

## VIEWINGS

By appointment with Baker Wynne and Wilson  
Tel: 01270 625214



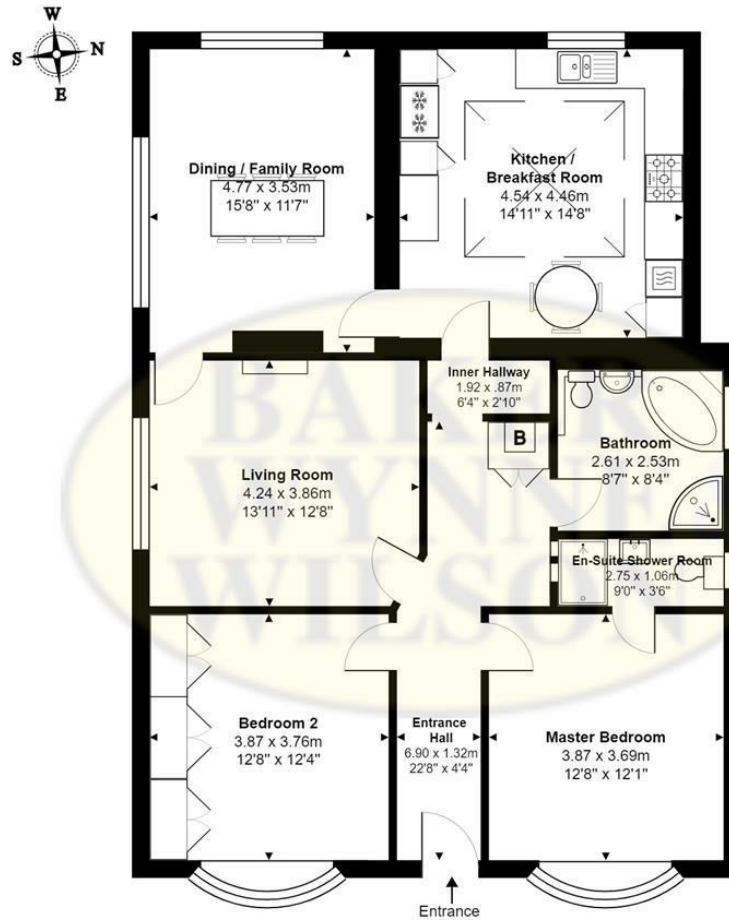




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**ST IVES, WOODSIDE LANE, WISTASTON, CREWE, CHESHIRE, CW 2 8AJ**

Approximate Gross Internal Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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