



30 Rope Bank Avenue, Wistaston, CW2 6RP

Guide Price £310,000

**BAKER  
WYNNE &  
WILSON**



A 1960'S FIVE BEDROOM DETACHED HOUSE WITH A SOUTH FACING REAR GARDEN, IN A FAVOURABLE RESIDENTIAL POSITION CONVENIENT TO BOTH NANTWICH AND CREWE TOWN CENTRES.

## SUMMARY

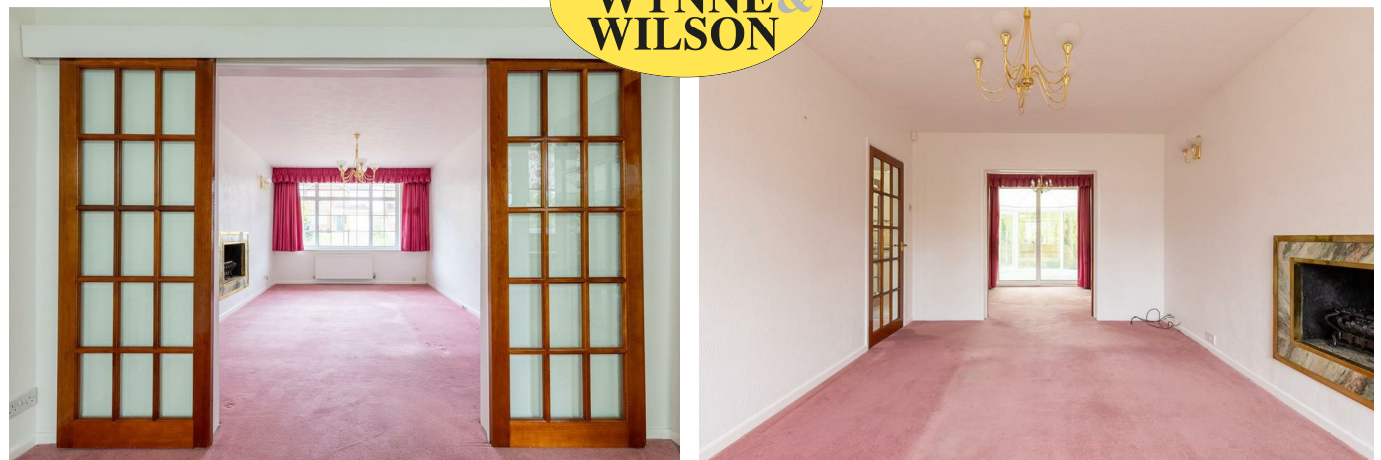
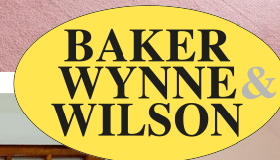
Entrance Porch, Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Rear Porch, Cloakroom, Landing, Five Bedrooms, Bathroom, Integral Garage, Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

## DESCRIPTION

This attractive detached house was built in the 1960's by Albert Locke of brick under a tiled roof and is approached over an impregnated concrete drive to a car parking area. Built to a three bedroom design and tastefully enlarged in more recent years, the house is offered for sale with no ongoing chain. It provides potential for further improvement, has been thoroughly cared for and as such, offers the capacity to be moved into and enjoyed straight away. Externally, with pedestrian access to both sides the house enjoys plenty of elbow room. To the front there is car parking space and to the rear a well stocked South facing garden extending to about 46 feet.

## LOCATION & AMENITIES

The property is situated in the ever popular area of Wistaston, half a mile from the local convenience store (Spar) with post office and ATM cash machine. Also within walking distance is a Vets practice, an Optician (Cheshire Consulting Centre). Rope Green GP practice is within immediate accessibility (telephone 01270 275990) which includes the co-operative pharmacy. A short distance further is Shavington High School, located in Rope Lane. The nearest primary school to the property is Wistaston Church Lane Primary School. A regular bus service is available to nearby Nantwich and Crewe town centres. The property lies about 2.5 miles from both Nantwich and Crewe.





## DIRECTIONS

Proceed from our Nantwich office along Beam Street, passing the bus and fire stations, at the traffic lights turn right into Millstone Lane, turn left at the roundabout into Crewe Road, proceed for 2 miles, turn right at the traffic lights into Rope Lane, proceed for 450 yards, turn left into Bankfield Avenue, proceed for 300 yards and turn right into Rope Bank Avenue. The property is located almost immediately on the right hand side.

## ACCOMMODATION

With approximate measurements:

### ENTRANCE PORCH

uPVC entrance door and door to reception hall, two double glazed picture windows.

### RECEPTION HALL

15'8" x 6'1"

Understairs store, picture light, single wall light, ceiling cornices, radiator with cover.

### LIVING ROOM

15'8" x 10'8"

Hole in the wall fireplace with living flame coal effect gas fire, two double wall lights, sliding doors to dining room, radiator.

### DINING ROOM

Sliding double glazed doors to conservatory, radiator.

### CONSERVATORY

Double glazed windows and double glazed French doors to garden, tiled floor.

### KITCHEN

14'10" x 7'10"

Villeroy & Boch ceramic one and half bowl sink unit in granite surround, floor standing cupboard and drawer units with granite worktops, wall cupboards, Neff integrated oven and grill and five burner hob unit with extractor hood above, Beko refrigerator and freezer, Bosch dishwasher, laminate floor, two double glazed windows, part tiled walls, radiator.



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## REAR PORCH

Tiled floor, door to side and door to garage.

## CLOAKROOM

White suite comprising low flush W/C and hand basin.

## STAIRS FROM RECEPTION HALL TO SPLIT LANDING

## BEDROOM (front)

13'5" x 9'5"

Radiator.

## BEDROOM (front)

9'8" x 7'7"

Fitted double wardrobe with sliding mirrored doors, inset ceiling lighting, radiator.

## BEDROOM (rear)

10'5" x 9'5"

Fitted wardrobes and drawers, radiator.

## BATHROOM

7'6" x 6'9"

White suite comprising Jacuzzi bath, low flush W/C and hand basin and tiled shower cubicle with Aqualisa rain head shower, fully tiled walls, tiled floor, mirror and light fitting, chrome radiator/towel rail.

## BEDROOM (front)

13'6" x 7'10"

Fitted wardrobes and drawers, ceiling cornices, inset ceiling lighting, two double glazed windows, radiator.

## BEDROOM (rear)

10'2" x 7'10"

Shelf, radiator.

## OUTSIDE

Integral GARAGE 17'0" x 8'0" electrically operated rollover door, Worcester gas fired central heating boiler, power, light and water. Impregnated car

parking area with raised border. Outside tap, garden shed, pedestrian access to both sides of the house.

## GARDENS

The well stocked rear garden is lawned with flower borders, shrubs, two willow trees, water feature, flagged patio and further raised flagged patio.

## 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 and Wilson  
Tel: 01270 625214

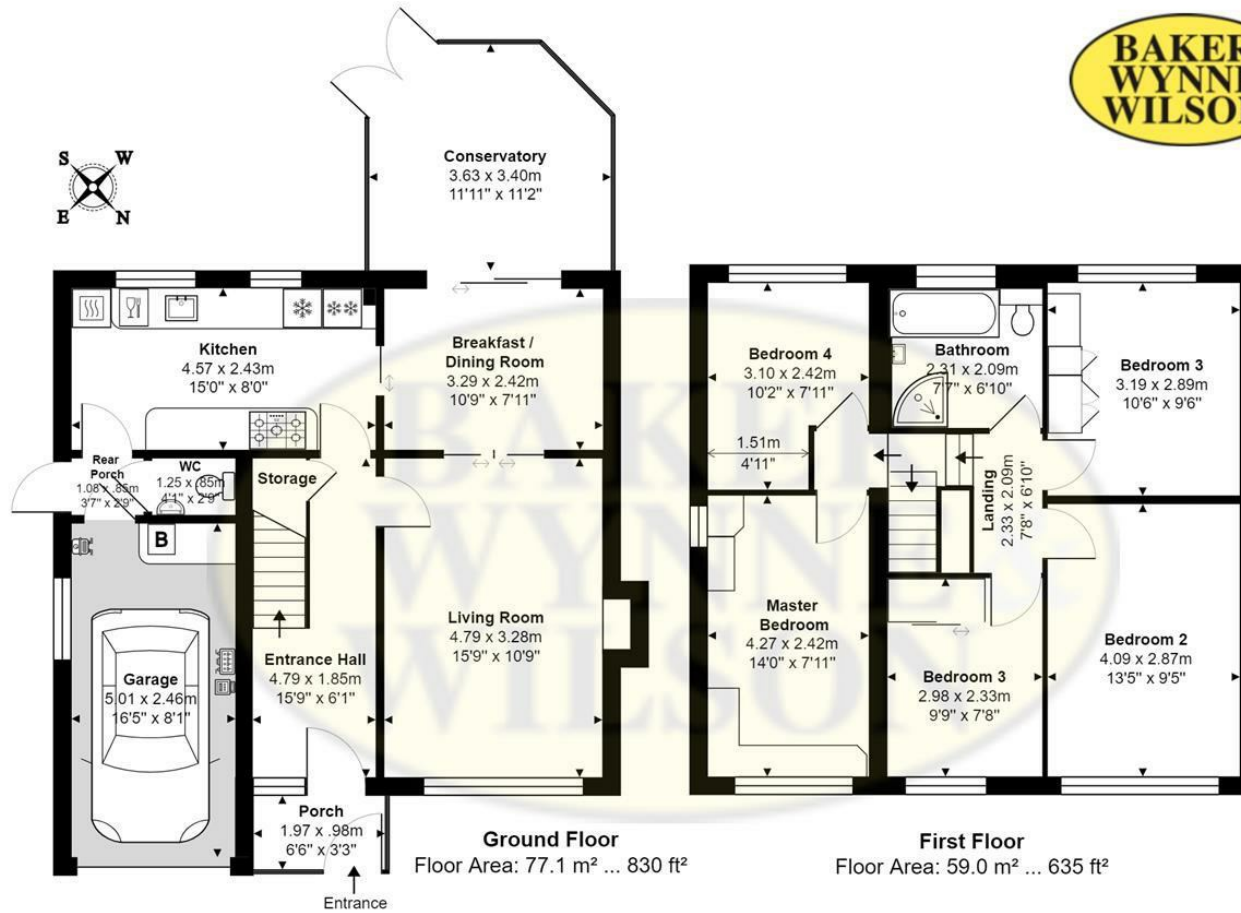






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Approximate Gross Internal Area: 136.1 m<sup>2</sup> ... 1465 ft<sup>2</sup> (Includes Garage)

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.  
 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>78</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property