



439 Crewe Road, Wistaston, Crewe, CW2 6QU

£385,000

**BAKER
WYNNE &
WILSON**

A TRADITIONAL SEMI DETACHED FAMILY HOME IN A WELL ESTABLISHED FAVOURABLE LOCALITY SITUATED BETWEEN THE CENTRES OF NANTWICH AND CREWE. DAY TO DAY AMENITIES CLOSE TO HAND. LARGE GARDEN TO REAR.
DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING.

SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom, Three Bedrooms, Bathroom, Brick Built Garage.

DESCRIPTION

The property is constructed of traditional brick under a Marley tiled roof with the current vendors being the occupants for a number of years. The property has been generally well maintained with further scope for extending with the normal planning permission. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. To the front there is ample parking for several vehicles leading to a brick built garage with a further important factor of the rear garden which extends to some 200 foot in length being of natural hedgeline. Altogether, we would be recommending an inspection of the property whereby any prospective purchaser may wish to put their own mark on the property.



LOCATION & AMENITIES

The property is situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. The property lies within a sought after well established locality in the Parish of Wistaston. There are regular bus routes to and from the centres of Nantwich and Crewe also close to the local Co-operative Store and medical centre together with a number of further day to day facilities. The historic market town of Nantwich (2.5 miles) and the larger centre of Crewe (2 miles) are both within easy reach. Crewe has an intercity rail network (London Euston 90 minutes, Manchester 40 minutes) and both Liverpool (40 miles) and Manchester (42 miles) are within easy access via the M6/M56/M62. The M6 junction 16 is 10 miles.

DIRECTIONS

From Nantwich, take the main Crewe Road, at the Peacock roundabout, continue straight on past Jackson Corner, past Church Lane and the property is situated on the left hand side prior to Princess Drive.

ACCOMMODATION

With approximate measurements comprises;

ENTRANCE HALL

Understairs store, radiator.

LIVING ROOM

Ceiling cornices, double glazed window, light oak fire surround with marble inset, gas coal effect fire, TV point, radiator.

DINING ROOM

Fitted gas fire, ceiling cornices, pine doors, double glazed French door to garden.



**BAKER
WYNNE &
WILSON**



KITCHEN

One and half bowl sink unit, cupboards and drawers, base units, Hotpoint electric oven with four burner hob unit, plumbing for washing machine, matching wall cupboards, ample work surfaces, part tiled walls, understairs store, double glazed window.

UTILITY AREA

Double glazed window, Worcester central heating and domestic hot water boiler, personal door to rear, radiator.

SEPARTE W/C

With hand wash basin, double glazed window.

STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR LAND

Insulated loft.

BEDROOM (front)

Double glazed bay window, range of fitted wardrobes, picture rail, radiator.

BEDROOM

Double glazed window to garden view, picture rail, radiator.

BEDROOM

Double glazed window, radiator.

BATHROOM

White suite comprises panel bath with shower over, pedestal wash basin, tiled walls, low level W/C, two double glazed windows, radiator.

OUTSIDE

There is a generous frontage with lawned area and a driveway with space for several vehicles

leading to a brick built GARAGE/WORKSHOP with power and light

Towards the rear there is a brick built GARDEN STORE, patio area, lawned area extending to some 200 foot in length. With a natural hedge line boundary enjoying the morning and afternoon sun.

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.

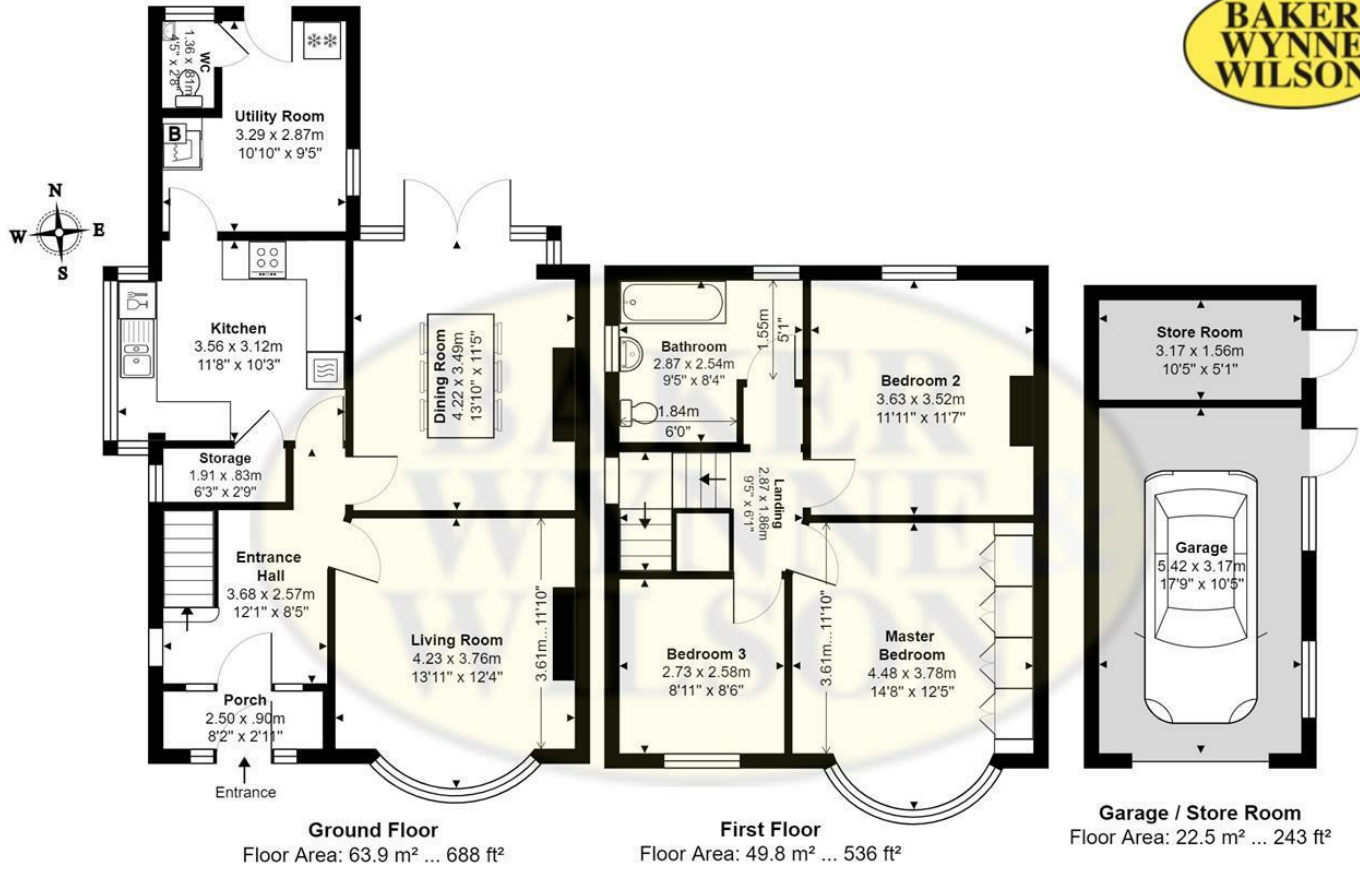
VIEWINGS

By appointment with Baker Wynne and Wilson
01270 625214





**BAKER
WYNNE &
WILSON**



439 CREWE ROAD, WISTASTON, CREWE, CHESHIRE, CW2 6QU

Approximate Gross Internal Area: 136.2 m² ... 1466 ft² Includes Garage / Store Room

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		79
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
 www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

