



10 Brookland Avenue, Wistaston, Crewe, CW2 8EJ
Guide Price £395,000



A MOST ATTRACTIVE DETACHED FAMILY HOME IN A FAVOURABLE WELL ESTABLISHED RESIDENTIAL LOCALITY.

VARIOUS IMPROVEMENTS HAVE BEEN MADE OVER THE YEARS BUT STILL RETAINS CHARM AND CHARACTER.

CONVENIENT TO SURROUNDING BUSINESS CENTRES.

SUMMARY

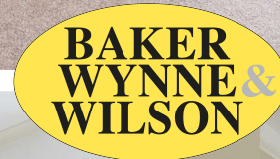
Entrance Porch, Entrance Hall, Living Room, Sitting Room, Dining Area leading to the Kitchen, Downstairs Cloakroom. First Floor; Three Double Bedrooms, Single/Nursery Room, Family Bathroom, Precast Tandem Garage.

DIRECTIONS

From Nantwich take the main Crewe Road (A534) past the Peacock Hotel (situated on the left), straight over at the roundabout, past Church Lane, at the next set of traffic lights turn left by Wells Green into Brookland Avenue and the property is located immediately on the right hand side.

LOCATION & AMENITIES

Brookland Avenue has always proved to be a desirable residential locality containing a large variety of housing designs with an important factor of day to day facilities available in Church Lane. The surrounding neighbourhood of Wistaston is known for its friendly community and convenient amenities, making it a wonderful place to live. The property is located within walking distance to 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 the historic market town of Nantwich with all its many facilities and Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (junction 16) is approximately 10 minutes driving distance.



DESCRIPTION

The property is constructed of brick under a tiled roof located in a pleasant position within this most favourable residential locality which contains a wide variety of housing designs. The present vendors of the property have been the occupants for the past forty years during which time they have taken much care and attention to the house and have made further improvements including single and two storey extensions towards the rear creating additional reception rooms and bedrooms. The property still enjoys a generous sized plot with ample parking space towards the front, including space for a caravan. There is access either side of the property with ample scope for an additional extension if so desired (subject to the normal planning permissions).

The generous sized gardens are a further important factor being well established with various fruit trees, herbaceous plants, natural hedge line enjoying the sun for the majority of the day.

Altogether, we strongly recommend a viewing of this property.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

With a round window to the side, picture rail, understairs store, radiator.

SITTING ROOM

13'6" x 12'6"

With a feature fireplace, TV point, picture rail, ceiling cornices, pine door, radiator.

LIVING ROOM

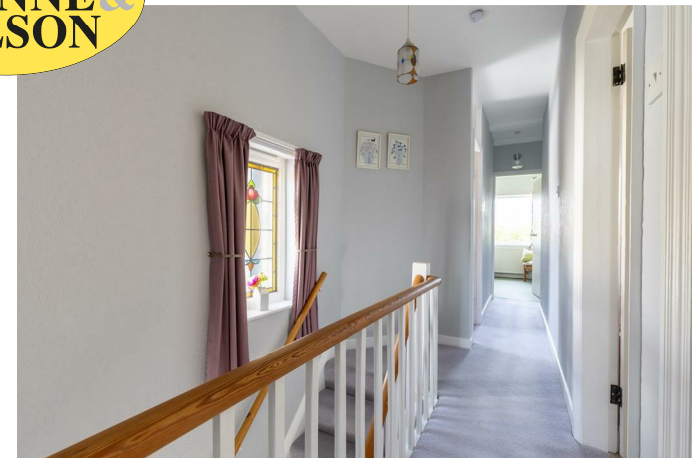
24'0" x 12'8"

With two double glazed windows to Bay Window, round double glazed window, sliding double glazed patio doors to rear, TV point, charming aspect over rear garden, pine door, radiator.

Access from hallway to dining area.



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DINING AREA

8'1" x 7'9"

Double glazed window, open plan to the kitchen, pine door, radiator.

KITCHEN

20'0" x 7'9"

A range of well fitted units, sink unit, base units, work surface, matching wall cupboards, Siemens double oven, extractor hood above hob, hob unit, store cupboards, plumbing for dishwasher, double glazed window, personal door to rear.

REAR ENTRANCE HALL/UTILITY AREA

Double glazed window, plumbing for washing machine, personal rear door.

SEPARATE W/C

With hand basin.

STAIRS LEADING FROM ENTRANCE HALL TO FIRST FLOOR L

With double glazed leaded light window, built in store cupboard housing Worcester combination boiler.

BEDROOM (front)

14'0" x 12'7"

Bay Window with double glazed glass, radiator.

BEDROOM

12'9" x 11'5"

Double glazed window, access to loft via ladder, radiator.

BEDROOM

11'8" x 10'4"

Double glazed window, radiator.

BEDROOM/NURSERY

7'7" x 5'5"

Double glazed window, radiator.

BATHROOM

Comprising vanity wash basin, panel bath with shower over, low level W/C, double glazed window, radiator.

OUTSIDE

Driveway with parking for several vehicles leading to a precast GARAGE 31'0" x 9'10" with power and light, up and over door, personal door to side.

There is access either side of the property with ample scope which leads to the rear generous sized rear garden comprising extensive patio area, numerous fruit trees (pear, apple, plum, damson), well stocked borders, natural hedge line boundary, timber garden shed, vegetable garden. Greenhouse. The whole enjoying the sun for the majority of the day.

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.

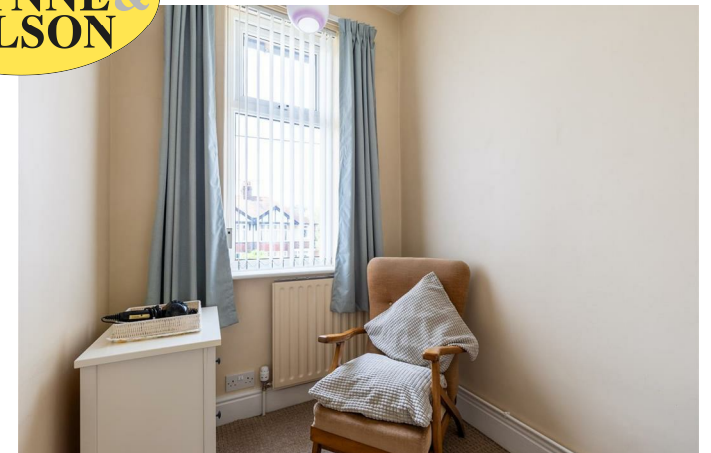
COUNCIL TAX

Band E.

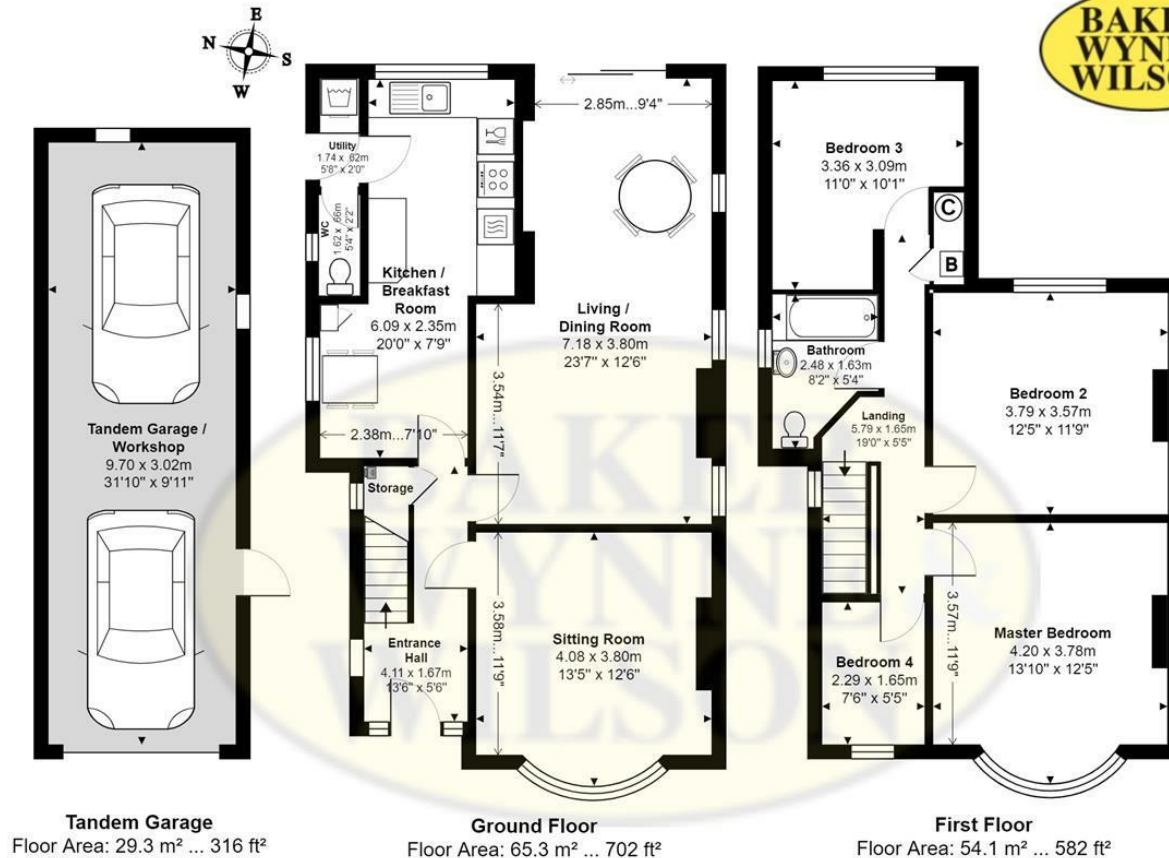
VIEWINGS

By appointment with Baker Wynne and Wilson
Tel: 01270 625214





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10 BROOKLAND AVENUE, WISTASTON, CREWE, CHESHIRE, CW2 8EJ

Approximate Gross Internal Area: 148.7 m² ... 1601 ft² Includes Tandem 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	56	
(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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