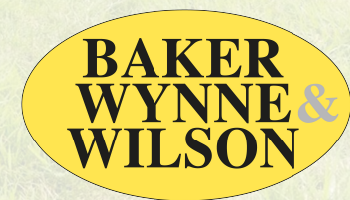




Hillcrest Woodside Lane, Wistaston, Crewe, CW2 8AJ  
Guide Price £350,000





A SUBSTANTIAL 1950'S DETACHED BUNGALOW OFFERING EXTENSIVE POTENTIAL WITH GOOD SIZED SOUTH WEST FACING GARDENS, IN A LOVELY NO THROUGH LANE.

## SUMMARY

Entrance Porch, Reception Hall, Living Room, Kitchen, Three Bedrooms, Bathroom, Separate W/C, Gas Central Heating, uPVC Double Glazed Windows, Brick Garage, Gardens. About 0.25 of an acre.

For Sale With No Ongoing Chain.

## DESCRIPTION

This individual detached bungalow was built in the 1950's of brick under a tiled roof, stands back from the lane, fronted by a distinctive sandstone wall and is approached over a tarmacadam drive. It has been a much loved family home and comes to the market for only the second time since it was built.

As presently arranged, there are three bedrooms, a large well proportioned living room and a small kitchen. This though is a property not about what it is now but rather more what it will become. The price, which is competitive, deliberately reflects the fact that modernisation is required. The possibilities are extensive and Hillcrest will be a hugely exciting property to be customised, adapted, enhanced and possibly enlarged, subject to planning permission.

To its advantage the bungalow sits on a 0.25 of an acre plot and is not overlooked to the front or rear.

## 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.

## THE ACCOMMODATION

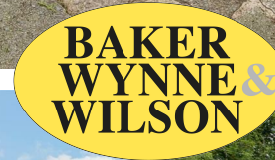
With approximate measurements comprises:

### ENTRANCE PORCH

### RECEPTION HALL

14'5" x 12'2" maximum

Wood block floor, uPVC entrance door, two radiators.







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## LIVING ROOM

20'2" x 17'6"

Robinson Willey gas fire, double glazed window and double glazed sliding patio windows to rear garden, two radiators.

## KITCHEN

11'0" x 7'10"

Stainless steel one and half bowl sink unit, cupboards under, two floor standing cupboard and drawer units, wall cupboards, plumbing for washing machine, connection for a gas cooker, two double glazed windows, Worcester gas fired central heating boiler.

## BEDROOM NO. 1

14'2" x 10'10"

Wall to wall fitted wardrobes, fitted cupboards, sliding double glazed patio windows to rear, radiator.

## BEDROOM NO. 2

11'10" plus cupboards x 8'3"

Built in cupboards, shelving, radiator.

## BEDROOM NO. 3

9'2" x 8'1"

Access to boarded loft, radiator.

## BATHROOM

7'8" x 4'9"

Coloured 1950's Royal Vinton suite comprising panel bath with mixer shower and pedestal hand basin, half tiled walls, radiator.

## SEPARTE W/C

Low flush W/C.

## OUTSIDE

Brick built GARAGE 16'0" x 10'1" , inspection pit, personal double doors, power, light and water. Aluminium framed greenhouse. Exterior lighting.

## GARDENS

The gardens are extensively lawned with rockery, hawthorn hedge, hydrangeas, fir tree, shrubs and specimen trees.

## 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 with vacant possession on completion.

## COUNCIL TAX

Band D.

## VIEWINGS

By appointment with Baker Wynne and Wilson

Tel: 01270 625214

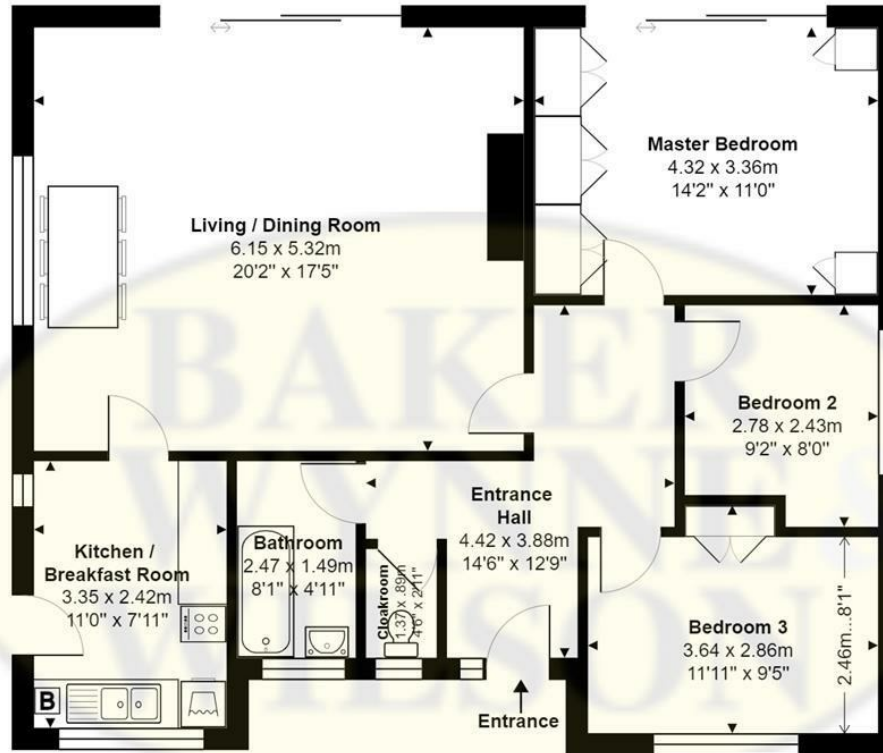
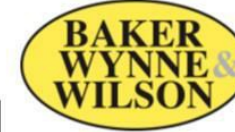






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Approximate Gross Internal Area: 89.6 m<sup>2</sup> ... 964 ft<sup>2</sup>

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>82</b>
(69-80) <b>C</b>	<b>66</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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