



16 Manor Avenue, Wistaston, Crewe, CW2 8BD

Guide Price £650,000

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WYNNE &  
WILSON**



A BEAUTIFULLY RENOVATED DETACHED EDWARDIAN HOME, WITH STUNNING ORIGINAL FEATURES, FOUR LARGE BEDROOMS AND SITUATED ON A GENEROUS PLOT.

## DESCRIPTION

A beautifully restored period home dating back to 1904. This stunning four-bedroom detached property combines timeless character with modern living, offering spacious rooms, original features, and impeccable craftsmanship throughout. Located on a highly sought-after avenue, this home has only had three owners since it was built, making it a rare and unique find.

## SUMMARY

Hallway, Living Room, Dining Room, Cloak Room, Kitchen, Utility Area, Conservatory, Landing, Four Double Bedrooms, Bathroom, Toilet and Two Garages.

## HALLWAY

15'6" x 7'4"

Step through the stained glass front door with original stained glass side lights into a welcoming hallway, featuring original Minton flooring and a beautiful pine staircase with a carpet runner. The space is lit by wall lights and a pendant light.

## LIVING ROOM

18'3" x 13'11"

This bright and spacious room boasts a stunning double-glazed bay window and a second sash window to the side, both with UPVC frames. A cosy log burner sits on a wooden hearth with a brick surround. Additional features include original ceiling cornices, a Parcel of Paris patterned ceiling, three wall lights, a chandelier, and a TV point

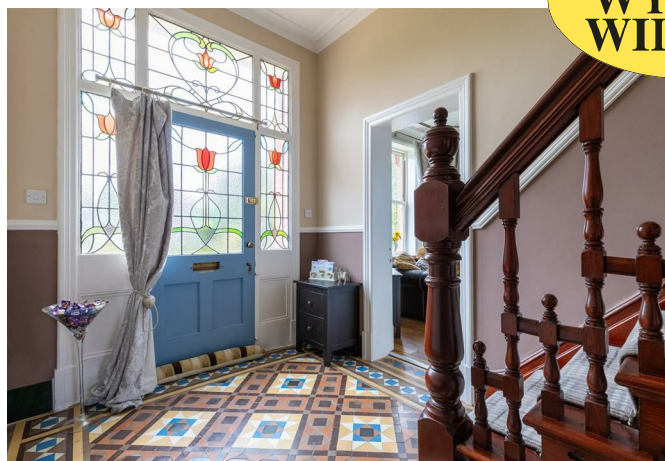
## DINING ROOM

14'11" x 14'0"

With its original wooden parquet flooring and beautiful double-glazed bay window and a second sash window to the side, both with UPVC frames. A cast iron fireplace with wooden hearth and surround, along with ceiling cornices and a Parcel of Paris patterned ceiling. Access to the snug through a glass-panelled door.



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## CLOAK ROOM

8'5" x 4'10"

The downstairs cloakroom features a Burlington high flush toilet, a pedestal sink, patterned frosted window, half-tiled walls, and ceramic wood-effect flooring.

## KITCHEN

23'9" x 14'9"

The kitchen is fitted with premium Puddle Duck Kitchen cabinets in duck-grey, paired with solid wood countertops. The large island is topped with a white granite surface and features blue under-counter cupboards. Key appliances include a five-ring gas hob, splashback, and farmhouse sink with two basins. The space is illuminated by spotlights and a pendant light. The flooring is made of wood-effect ceramic tiles with electric underfloor heating. Large double-glazed windows fills the room with natural light.

## UTILITY AREA

The utility area includes plumbing for a washer and dryer, wooden countertops, and matching duck-grey cabinets. A farmhouse style sink with a single basin. The space also an original 1904 safe. The side door provides easy access to the garden, while the room benefits from spotlights, ceiling cornices, and wood-effect ceramic tiles with electric underfloor heating.

## SNUG

13'9" x 13'4"

The UPVC double-glazed snug offers direct access to the dining room, kitchen, and garden. With a multi-fuel burner, Beautiful stained glass window features, along with spotlights and a pendant light. The conservatory also benefits from electric underfloor heating and a TV point.

## LANDING

17'6" x 7'4"

The large landing features a UPVC sash window at the front and features decorative Parcel of Paris ceiling mouldings, wall lights and carpeted flooring.

## BEDROOM ONE

18'0" x 13'11"

This spacious double bedroom enjoys a double-glazed bay window and a second sash window to the side, both with UPVC frames. The room is finished with a Parcel of Paris patterned ceiling, carpeted flooring, a radiator, a pendant light, and a TV point.



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## BEDROOM TWO

18'1" x 14'0"

A generous double bedroom with double-glazed bay window and a second sash window to the side, both with UPVC frames. Like bedroom one, it also features a Parcel of Paris patterned ceiling. The room is fully carpeted and includes a radiator, pendant light, and TV point.

## BEDROOM THREE

11'7" x 11'4"

A comfortable double bedroom with a UPVC sash window to the rear, this room features carpeted flooring, a radiator, pendant lighting, and a TV point.

## BEDROOM FOUR

11'7" x 10'8"

This double bedroom with a UPVC sash window to the rear also includes a storage cupboard housing the Worcester boiler. It is finished with carpet, a radiator, pendant lighting, and a TV point.

## BATHROOM

7'10" x 6'10"

The family bathroom features a three-piece suite, including a freestanding bath with claw feet, a freestanding granite and cast iron sink, and a corner shower cubicle with a rain-effect showerhead. Frosted patterned sash windows, tiled flooring and spotlights.

## W/C

7'4" x 2'9"

The separate WC features a low flush toilet, patterned frosted window, tiled walls and floors, and access to a large loft space, which spans the full width of the property and offers potential for extension, subject to planning permission.

## OUTSIDE

### DRIVE

Installed in 2017, the patterned concrete driveway offers parking for up to five cars and continues to the rear of the property.

## OUT BUILDINGS

The property benefits from two outbuildings:

Garage One (20'3" x 16'7"): A large double brick-built garage with a vaulted ceiling, sliding barn-style doors, windows to the side, and a concrete floor. Fully equipped with lights, power, and water.

Garage/Home Office 17'8" x 9'1") : A single brick-built garage with pedestrian access, UPVC frosted door, and a concrete floor. It is also equipped with power and lighting.

## GARDEN

The large south-facing front garden is very private as it is surrounded by mature hedging. A patterned concrete path that wraps around the property, leading to a gravel area and the front door.

The rear garden is ideal for socialising with friends and family, offering several patios laid in patterned concrete. The outside space includes a fire pit and a seating area beneath a wooden oak canopy. To the side of the property, there are three brick planters and a gravelled area, which can be accessed from the utility room.

## SERVICES

All mains services.

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 F

## VIEWINGS

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

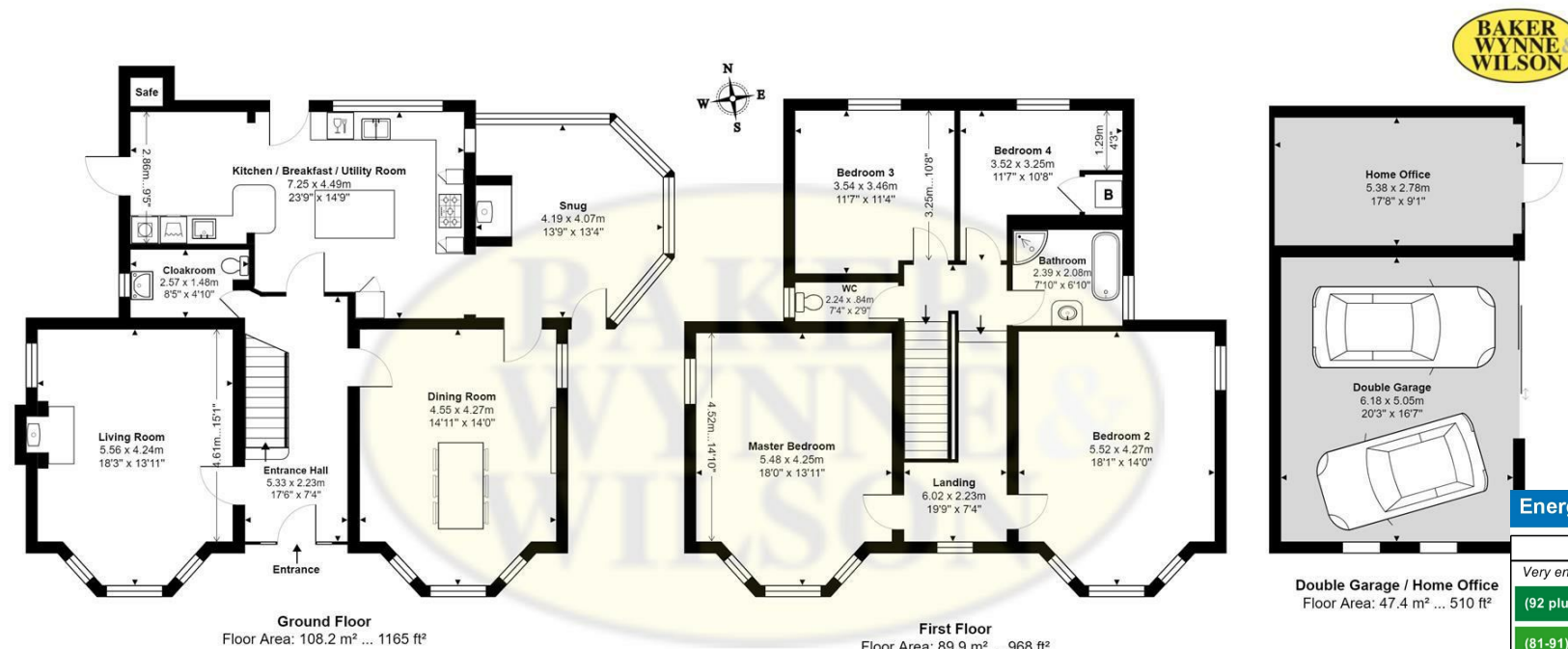






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Approximate Gross Internal Area: 245.5 m<sup>2</sup> ... 2643 ft<sup>2</sup> Includes Double Garage / Home Office

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 Sancesse 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>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(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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