



36 Princess Drive, Wistaston, Crewe, CW2 8HS  
Offers In The Region Of £359,000

**BAKER  
WYNNE &  
WILSON**



A MOST ATTRACTIVE WELL MAINTAINED DETACHED TRUE BUNGALOW IN A PRIME RESIDENTIAL LOCALITY ON A GENEROUS PLOT LOCALITY IN THE HEART OF WISTASTON. DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING.

### SUMMARY

Entrance Hall, Living Room, Sitting Room/Dining Room, Kitchen, Two Bedrooms, Bathroom, Brick Built Garage.

### DESCRIPTION

The property being a highly individual detached bungalow in a most sought after position within Wistaston being constructed of brick under a clay tiled roof, occupying a well proportioned plot with a two tier garden towards the rear enjoying morning and afternoon sun. The property has been well maintained to a high standard and has been well cared for over the years and does include a recently installed gas combi boiler.

### DIRECTIONS

From Nantwich proceed along Crewe Road, past the Peacock, at the roundabout continue straight on into Willaston/Wistaston, at Jackson's Corner, past the turning for the Church Lane on the left, take the next left into Princess Drive and the property is situated mid way down on the right hand side.

### LOCATION & AMENITIES

The bungalow occupies a most sought after position in Wistaston, situated in a well established residential locality within easy reach of the market town of Nantwich, being some 2.5 miles whilst the larger centre of Crewe is also 2.5 miles. Crewe boasts a fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes), the M6 motorway (junction 16) is approximately 10 miles.

Day to day facilities are available within Wistaston on Kings Drive and also Rope Lane where you will find a Spar and Post Office along with Rope Lane Medical Centre.

### ACCOMMODATION

With approximate measurements comprises:

#### ENTRANCE HALL

14'7" x 4'10"

Wood block floors, stain glass panels to front door, radiator.

#### LIVING ROOM

13'5" x 12'4"

With the central attraction being a slate/Cornish stone fireplace housing a living flame gas fire, built in shelving cupboards, double glazed bay window to front, TV point, wood block floor.



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## SITTING/DINING ROOM

12'8" x 12'1"

Dual aspect, deiling cornices, wood block floor, window to rear, fitted gas fire.

## KITCHEN

16'6" x 4'11"

With sink unit, cupboards and drawers, various base units, work surfaces, wall cupboards, two double glazed windows, plumbing for washing machine, Xpelair, personal door to rear.

## BEDROOM

14'7" x 12'0"

With double glazed bay window to front, radiator.

## BEDROOM

11'6" x 11'4"

With vanity wash basin, built in fitted wardrobes, double glazed window to rear, radiator.

## BATHROOM

With a coloured suite comprising panel bath, pedestal wash basin, low level WC, fully tiled walls, linen cupboard with Worcester Bosch gas fired central heating system for domestic hot water.

## OUTSIDE

To the front there is a parking for several vehicles in the driveway, lawned area with borders, detached brick built garage with power and light. To the rear a generous sized mature garden offering much privacy with paved area patio pathway to raised lawned area and borders, steps leading to a sunken further lawned area with a laurel hedge, apple tree enjoying morning and afternoon sun.

## TENURE

Freehold.

## COUCIL TAX

Band D.

## 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.

## VIEWING

By appointment with BAKER, WYNNE & WILSON.  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).  
P574-25



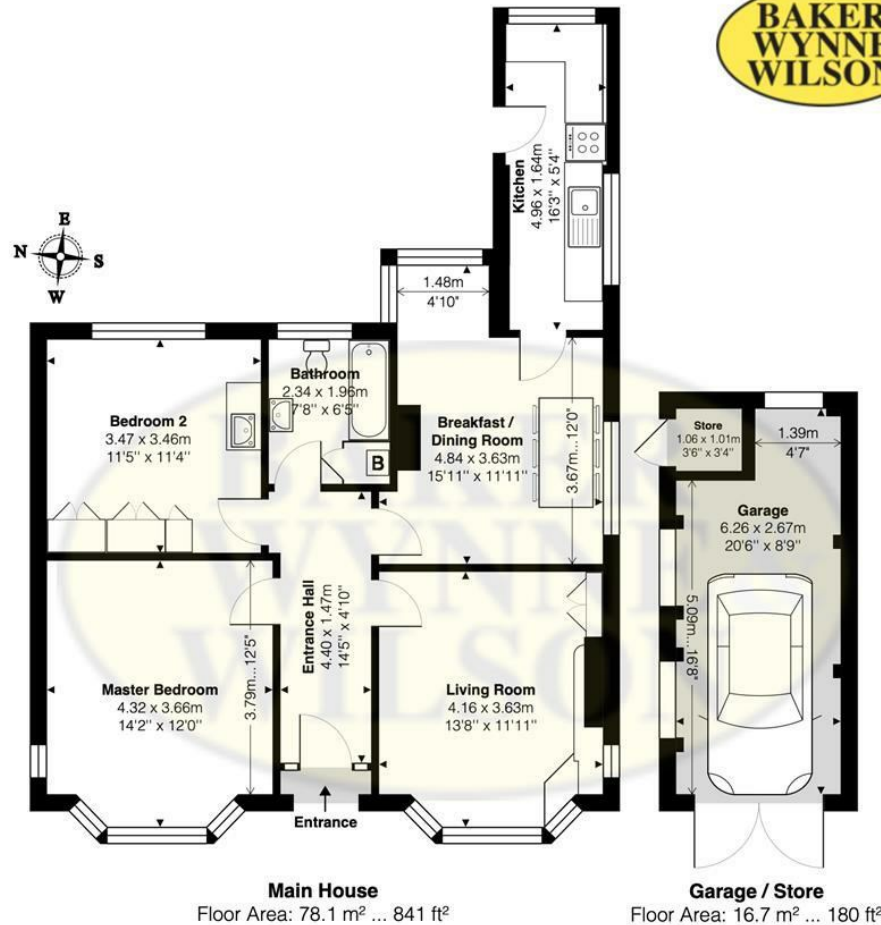
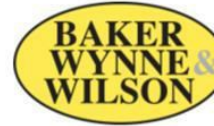




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### 36 PRINCESS DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 8HS

Approximate Gross Internal Area: 94.9 m<sup>2</sup> ... 1021 ft<sup>2</sup> Includes Garage / Store

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
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Interested? Let's Talk 01270 625214  
or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

