



558 Crewe Road, Wistaston, Cheshire, CW2 6PP
Guide Price £500,000



In association with



A SPLENDID AND INDIVIDUAL 1930'S DETACHED HOUSE OF CONSIDERABLE CHARACTER, SET WELL BACK FROM THE ROAD IN AN ESTABLISHED GARDEN SETTING, EXTENDING TO ABOUT .70 OF AN ACRE.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Dining Room, Living Room, Kitchen/Breakfast Room, Four Bedrooms, Bathroom, Gas Central Heating, Loggia Double Garage Block, Outside W/C and Utility, Car Parking Space, Gardens. In all about .7 of an acre.

DESCRIPTION

The house was built in the 1930's of brick with part pebbled-dashed elevations under a tiled roof. It is approached over an in and out tarmacadam drive. Internally, the original charm has been retained including parquet block floors, stained glass windows, fireplaces, picture rails and ceiling cornices.

It offers considerable potential for alteration and improvement and the size of the gardens provide scope for extension. Indeed, full planning permission (application no. PO8/1101) was granted for a two storey side extension and replacement garage (now lapsed).

NB. The photographs were taken in 2019. The gardens have deteriorated in recent years.

LOCATION AND AMENITIES

The property stands to the East of the market town of Nantwich set back off the A534 Nantwich to Crewe Road. There are excellent train connections via Crewe to London (90 minutes) and Manchester (40 minutes). Manchester international airport is about a 45 minute journey by car.



**BAKER
WYNNE &
WILSON**

APPROXIMATE DISTANCES

Nantwich town centre 3.5 miles, Crewe town centre 2 miles, M6 motorway (junction 16) 7 miles, Stoke on Trent 18 miles, Chester 22 miles.

DIRECTIONS

From Nantwich take the A534 Crewe Road, proceed for about 2.8 miles and the property is located on the right hand side.

THE ACCOMMODATION COMPRISES:

(with approximate measurements)

ENTRANCE PORCH

RECEPTION HALL

11'8" x 10'10"

Parquet woodblock floor, plate racks, two windows, radiator.

CLOAKROOM

White suite comprising low flush WC and pedestal hand basin.

DINING ROOM

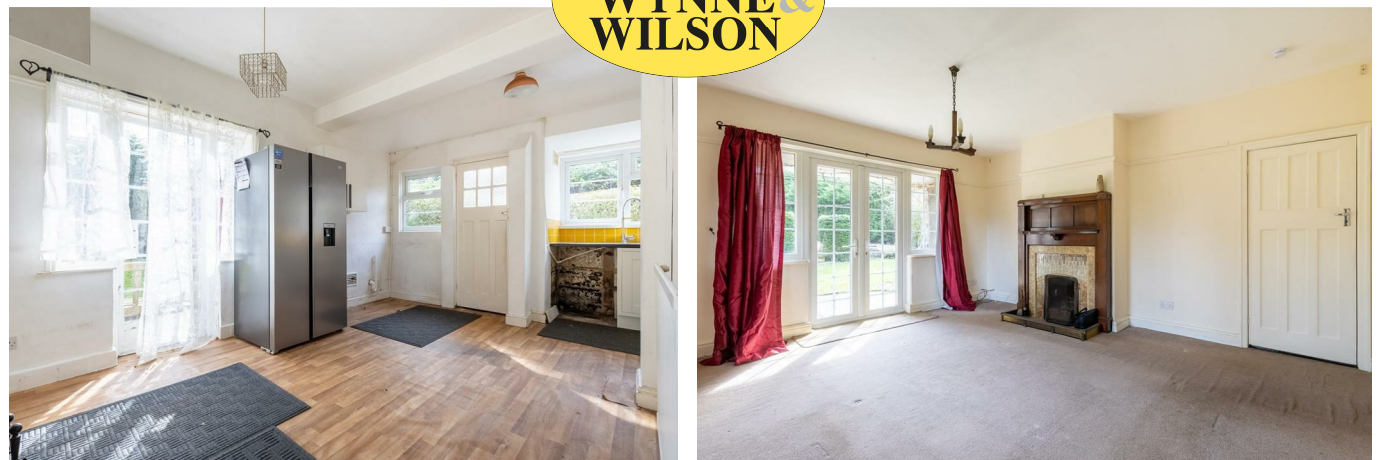
15'6" into bay x 14'0"

Open fireplace with tiled inset and timber surround, double glazed bay window to front and window to side, picture rail and ceiling cornices, two radiators.

LIVING ROOM

15'9" x 14'0"

Open fireplace with tiled inset and timber surround, double glazed French windows to loggia, double glazed window to side, picture rail, three uplights, radiator.



KITCHEN/BREAKFAST ROOM

19'2" x 13'9"

Stainless steel single drainer sink unit with cupboards under, Wall cupboard, fitted cupboards, Hotpoint oven and four burner ceramic hob unit with extractor hood above, plumbing for washing machine, tiled fireplace, picture rail, three double glazed windows, glazed door to side, worn laminate flooring.

STAIRS LEAD FROM RECEPTION HALL TO FIRST FLOOR

LANDING

16'3" x 5'5"

Linen cupboard, original arched stained glass window, access to boarded loft with Velux double glazed rooflight.

BEDROOM (front)

15'8" into bay x 13'10"

Tiled fireplace, double glazed bay window to front, window to side, picture rail, radiator.

BEDROOM (front)

10'3" x 8'5"

Cylinder cupboard with cylinder and gas central heating boiler (2022), picture rail, radiator.

BEDROOM (rear)

10'8" x 10'3"

Tiled fireplace, double glazed window, radiator.

BEDROOM (rear)

14'0" x 10'4"

Two double glazed windows, picture rail, radiator.

BATHROOM

8'6" x 5'6"

Fully tiled walls and floor, white suite comprising panelled bath with shower over, pedestal hand basin and low flush WC, spotlight fitting, chrome radiator/towel rail.

OUTSIDE

Loggia. Exterior lighting, concrete car parking space, brick constructed GARAGE BLOCK with pebble dash elevations under a tiled roof comprising Garage No. 1 14'0" x 9'5", Garage No. 2 20'0" x 7'3", outside W/C and Utility 10'0" x 9'3" Belfast sink.

GARDENS

The established gardens have matured over the years and offers scope to provide a lovely setting for the house. They are extensively lawned with shrubs, specimen trees, rockery, rhododendrons, laurel, herbaceous borders, and a number of mature trees. The gardens slope down to a stream and includes an underground bunker.

SERVICES

All Mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, 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

SITE PLAN

Not to scale - for identification purposes only.

VIEWING

By appointment with BAKER, WYNNE & WILSON.

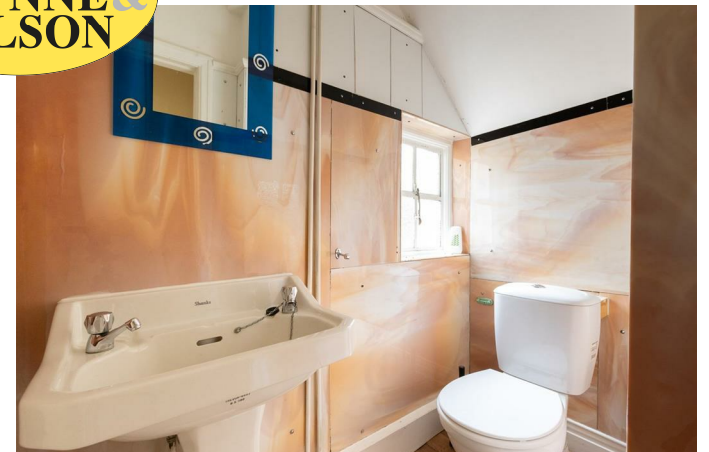
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

C -1038





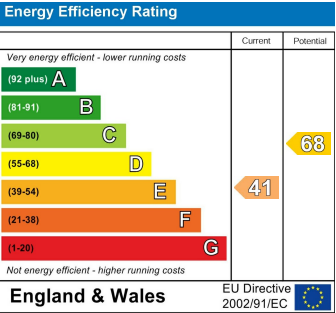
**BAKER
WYNNE &
WILSON**



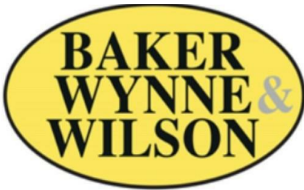


**BAKER
WYNNE &
WILSON**





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 firms employment has the authority to make or give any representation or warranty in respect of the property



Baker Wynne & Wilson
38 Pepper Street, Nantwich, Cheshire, CW5 5AB

