



12 Riverside Grove, Wistaston, Crewe, CW2 8QF

Guide Price £249,950

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE DETACHED HOME OCCUPYING A CORNER POSITION IN A MATURE RESIDENTIAL DEVELOPMENT ON THE OUTSKIRTS OF WISTASTON WITH EASY ACCESS TO SURROUNDING BUSINESS CENTRES AND OPEN COUNTRYSIDE DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING

DESCRIPTION

The property is constructed of brick under a Marley tiled roof occupying a corner position with parking within the driveway which leads to a detached garage, built a number of years ago, which has apparently only have one occupant since then. The property has the benefit of uPVC double glazing, gas fired central heating and a brick and uPVC conservatory located towards the rear. Internally the property is now ready for some updating and further improvements but offers great potential for any prospective purchaser.

LOCATION & AMENITIES

The property 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.



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DIRECTIONS

From Nantwich proceed along the Barony Road, at the traffic lights turn right onto Middlewich Road, past Sainsburys, straight on at the roundabout, which is still Middlewich Road and upon reaching The Rising Sun Public House on the right, at the traffic lights turn right, proceed down Wistaston Green Road and take the third turning on the left hand side after the brook, proceed down here and turn left into Langdale Road, follow the road round to Riverside Grove.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Laminated floor, radiator.

CLOAKROOM

Comprising of hand basin, low level W/C, radiator, window.

LIVING ROOM

14'11" x 10'10"

Large double glazed window to front, radiator, ceiling cornices, TV point, double doors leading to dining room.

DINING ROOM

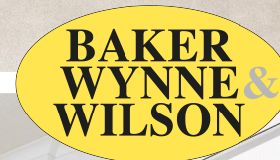
10'11" x 10'4"

Radiator, ceiling cornices, double glazed French door leading to the conservatory.

CONSERVATORY

11'7" x 11'2"

Brick and uPVC double glazed construction. Ceramic tiled floor, fan light, two wall light points, French doors leading to the garden patio.



BREAKFAST/KITCHEN

16'6" x 10'1" to extremes

A range of units, one and half bowl sink unit, cupboards and drawers, four burner Zenussi hob, electric oven, extractor hood, plumbing for washing machines, two double glazed windows, part tiled walls, laminated floor, wall mounted boiler for domestic hot water, radiator, understairs storage area.

STAIRS FROM ENTRANCE HALL TO LANDING

Radiator, access to loft.

BEDROOM NO. 1

14'6" x 10'5"

Radiator, TV point.

ENSUITE

9'8" x 4'0"

Comprising shower cubicle, pedestal wash basin, low level W/C, radiator, double glazed window, built in linen cupboard with hot water cylinder, shaver point.

BEDROOM NO. 2

10'6" x 10'1"

Radiator, double glazed window.

BEDROOM NO. 3

9'11" x 9'7"

Radiator, double glazed window.

BATHROOM

White suite comprising panel bath, pedestal wash basin, low level W/C, double glazed window, Xpelair, shaver point, decorative tiled walls.

OUTSIDE

To the front and side of the property are lawned areas, side pedestrian gate giving access to the rear garden which is low maintenance with raised borders, gravelled and patio areas which is fully enclosed.

TENURE

Freehold.

SERVICES

All mains services are connected.

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.

COUNCIL TAX

Band D.

VIEWING

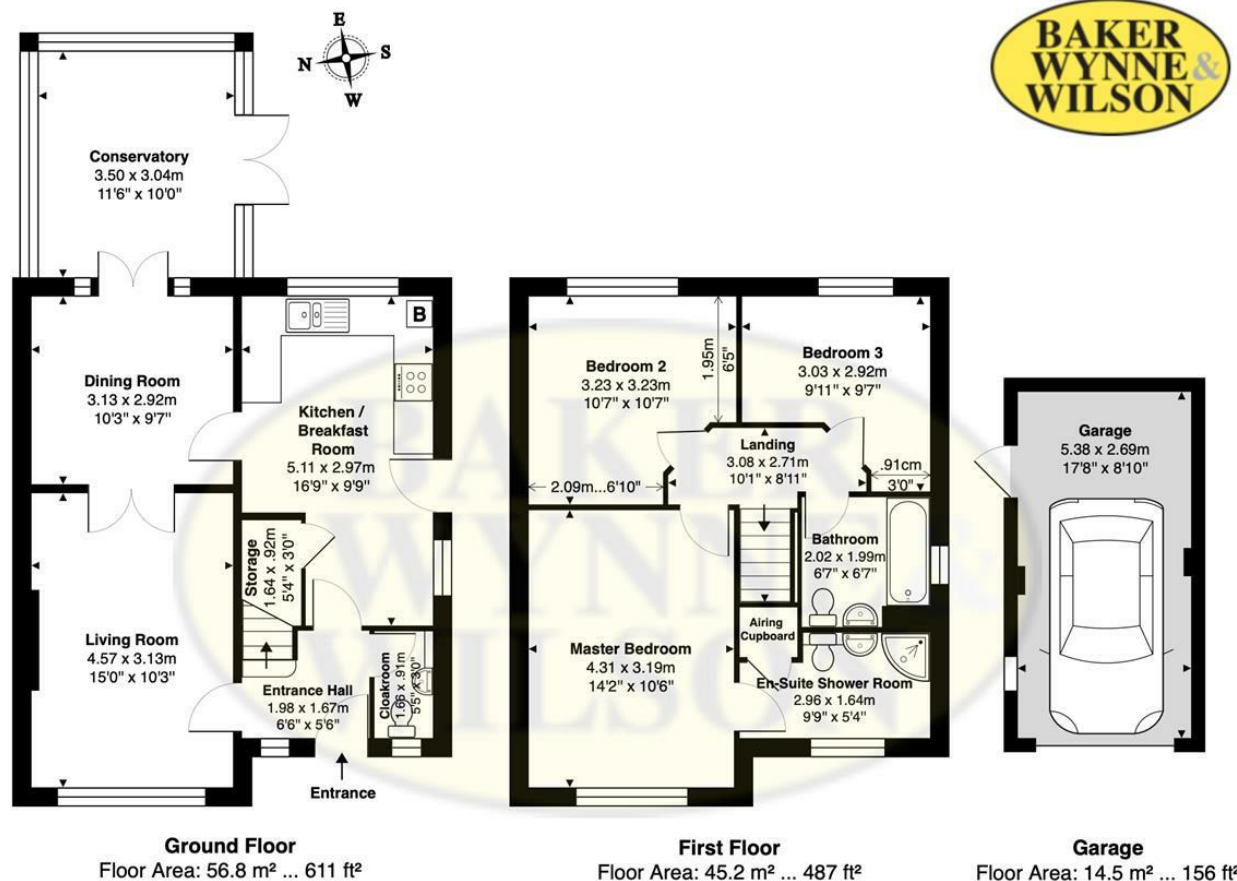
By appointment with BAKER, WYNNE & WILSON.

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






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12 RIVERSIDE GROVE, WISTASTON, CREWE, CHESHIRE, CW2 8QF

Approximate Gross Internal Area: 116.5 m² ... 1254 ft² Includes 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.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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