



5 Sandylands Park, Wistaston CW2 8HE

CHESHIRE  
LAMONT

FOR SALE BY PUBLIC AUCTION 6TH - 7TH JULY 2026 IN CONJUNCTION WITH THE AUCTION HOUSE. GUIDE PRICE £190,000 - £250,000 PLUS. A rare opportunity to acquire a traditional three bedroom bay fronted semi-detached house in a fine location within Wistaston with generous south facing rear gardens affording outstanding potential for enlargement and enhancement. NO CHAIN. Viewing highly recommended.

- FOR SALE BY PUBLIC AUCTION 6TH - 7TH JULY 2026 IN CONJUNCTION WITH THE AUCTION HOUSE
- GUIDE PRICE £190,000 - £250,000 PLUS
- Open viewings - Friday 19th June 10am-10.30am and Friday 26th June 3pm - 3.30pm
- A 1930's bay fronted period house
- In a fine established residential location off Church Lane in Wistaston
- Standing in mature south facing gardens, driveway, detached garage
- Affording significant potential for extension and enhancement
- Reception hall, bay fronted lounge, dining/sitting room with bay window overlooking gardens, kitchen
- Three first floor bedrooms, bathroom
- NO CHAIN

#### Agents Remarks

The house is situated in a highly regarded and sought after location nearby to shops and facilities within Wistaston village with excellent dog walking over open countryside and highly regarded junior and senior schooling at Church Lane Primary, Berkeley Primary and Shavington High School.

#### Open Viewings

Friday 19th June 10am-10.30am and Friday 26th June 3pm - 3.30pm. NO NEED TO BOOK.

#### Property Details

A driveway leads through a brick pillared approach with a lawned garden area bordered by mature heading to both sides. The drive continues to the side of the house to a dilapidated detached garage within the rear gardens. A path leads to a pitched canopy porch with a double glazed door allowing access to:



### Reception Hall

With stairs to first floor, original leaded and stained glass window to side elevation, under stairs cupboard, picture rail and a door leads to:

### Lounge 12' 9" x 12' 5" (3.88m x 3.78m)

With a uPVC double glazed bay window to front elevation, picture rail and fireplace within surround (not tested).

From the Hall a door leads to:

### Dining Room/Sitting Room 14' 0" x 10' 4" (4.26m x 3.15m)

With a uPVC double glazed box bay window incorporating uPVC double glazed French doors to rear elevation overlooking gardens, fireplace within surround (not tested) and picture rail.

From the Hall a door leads to:

### Kitchen 8' 7" x 7' 7" (2.61m x 2.31m)

With oven, hob, base and wall mounted units, sink, uPVC double glazed window and door to outside.

### Bedroom One 12' 1" x 11' 3" (3.69m x 3.44m)

### Bedroom Two 11' 3" x 10' 8" (3.44m x 3.25m)

### Bedroom Three 6' 10" x 6' 9" (2.08m x 2.06m)

### Bathroom 7' 2" x 6' 10" (2.19m x 2.08m)

### Externally

The property stands in a delightful, established location with a driveway leading through front gardens to a garage at the rear. The gardens to the rear are south facing are somewhat larger than expected and incorporated mature established trees and hedging.

### Tenure

Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont).

### Viewings

Strictly by appointment.

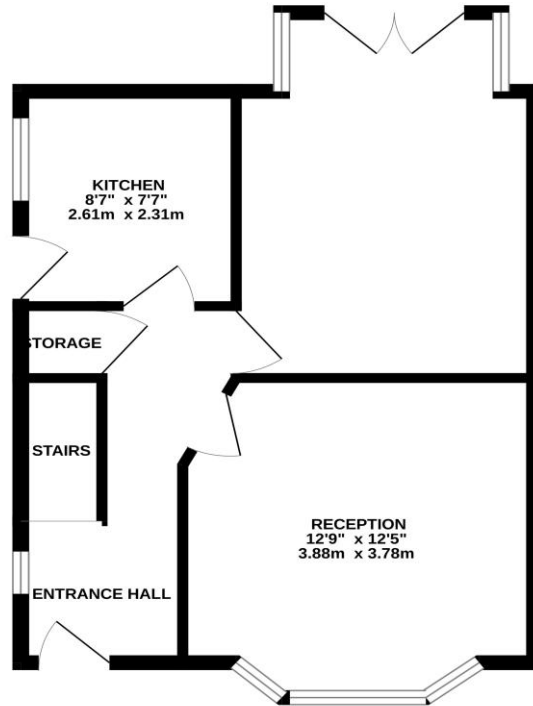
### Directions

Proceed out of Nantwich along Crewe Road passing straight over the roundabout at the Peacock Hotel and continue for approximately 1 mile. Turn left into Church Lane and first left into Sandylands Park where the property is located on the left hand side.

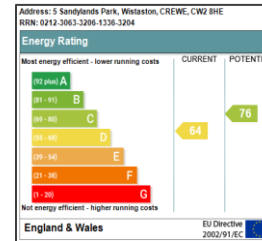
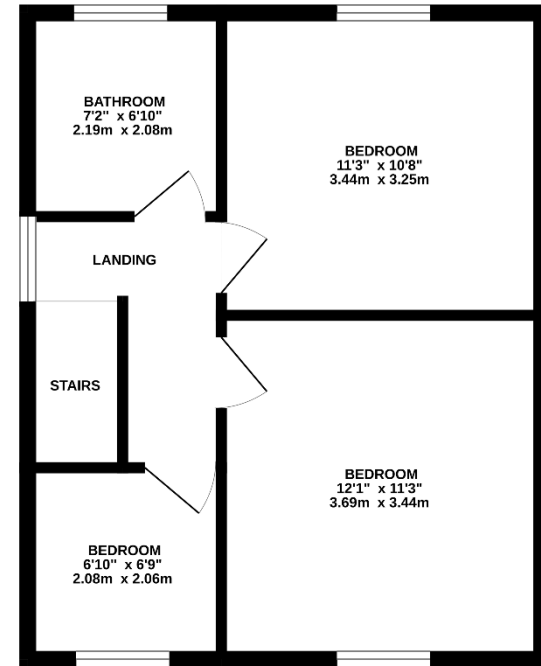




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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