



17 MANOR AVENUE | WISTASTON | CHESHIRE | CW2 8BD | OFFERS IN THE REGION OF £695,000



An outstanding, individual & substantial Four Bedroom, Three Bathroom Detached House standing in a most delightful elevated position within an established residential cul de sac. Boasting unique and attractive well proportioned three storey accommodation, the property is incredibly flexible and versatile. There is also the opportunity for purchasers to add their own stamp to the property, particularly if there is the need for 'multi generational living' which could utilise the ground floor space.

Briefly comprising; Ground floor with a magnificent contemporary Kitchen Diner Family Room, Utility Room, Shower Room/WC. First Floor with Entrance Hall, an outstanding Sun Room/Snug with wood burning stove & full height ceiling, spacious Lounge with a fantastic rear aspect, Inner Hall & stairs rising to the Second Floor with Master Bedroom One with walk in Dressing Room, Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom. Integral 1.5 width Garage with electric up & over door providing superb secure parking with personal door to rear. Beautiful established & good size South facing mature rear garden predominantly laid to lawn with a plethora of mature trees & shrubs. In all, the property is a fantastic, unique home with a beautiful outlook and good external space, which must be viewed to be appreciated. This impressive property has been comprehensively enhanced and improved to provide a highly individual home with an extensive private, South facing garden to the rear. It is situated in a highly regarded residential location among a row of character houses and is located close to shops and services that cater for everyday needs, with both Nantwich & Crewe an easy drive away.

Nestled in the charming area of Wistaston, Cheshire, this outstanding and distinctive three-storey detached home on Manor Avenue is a true gem. With four spacious bedrooms and two well-appointed bathrooms, this property offers ample space for families or those seeking room to grow.

As you approach this imposing residence, you will be captivated by its commanding presence, set in a desirable no-through road that ensures peace and privacy. The home boasts a beautiful view over a mature rear garden, providing a serene backdrop for relaxation and outdoor activities. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. The combination of its elegant design and the tranquil surroundings makes it an ideal choice for anyone looking to settle in a welcoming community.

With its prime location and impressive features, this home is sure to attract attention. Do not miss the opportunity to make this remarkable property your own.

### **AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents Nantwich office along Crewe Road & continue through Willaston & Wistaston. Just beyond 'Tesco Express' & the fuel station turn left into Manor Avenue. Continue along the 'no through' road where the property will be observed on the left hand side.

#### WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and Crewe. Crewe main line railway station is approx. 1.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct.16 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

#### NEARBY NANTWICH TOWN

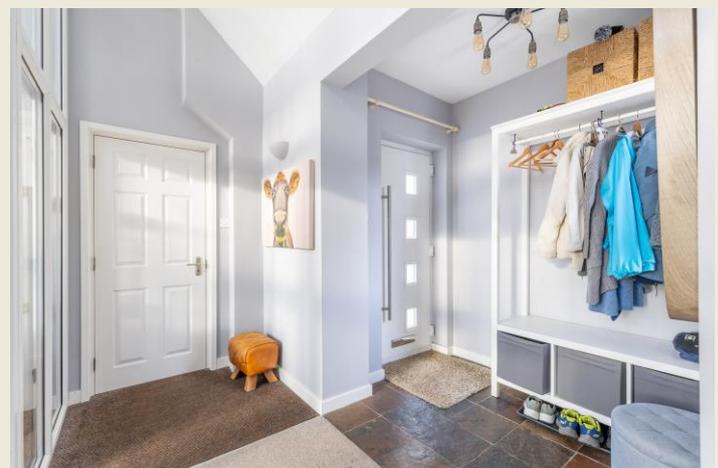
Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

An impressive, quality uPVC double glazed composite entrance door leading into the Entrance Hall with uPVC double glazed window to the side, slate tiled floor and open access leading into the impressive reception hall space with an archway to the principle Entrance Hall & high vaulted ceiling incorporating the full height and width and enjoying a high degree of natural light. Fitted with uPVC double glazed windows and uPVC double glazed doors. Access to the Sun Room / Snug.





**SNUG / SUN ROOM 13'9 x 14'1**

An impeccable, contemporary vaulted living room with 'floating' second floor galleried balcony overlooking the beautiful space. Fitted with full 'Velux' windows and both full height & width uPVC double glazed windows to the rear elevation with fitted blinds.

Being the ideal spot to enjoy the wonderful leafy South facing rear garden, the reception room is also incredibly comfortable, boasting a freestanding contemporary and stylish log burner upon a marbled plinth with chimney flue to the exterior.

Two uPVC double glazed double opening doors lead to the wonderful decked balcony fitted with a high quality pine plank floor covering and with the most impressive garden vista.



**LIVING ROOM 17'2 x 18'8**

With two uPVC double glazed doors to rear balcony, uPVC double glazed windows overlooking the rear terrace and gardens, recessed ceiling lighting and a radiator with thermostat.



**INNER HALLWAY 18'6 x 8'4**

Archway leading to the main hallway with staircases providing access to both the ground & second floors. Two uPVC double glazed windows to the front elevation, recessed ceiling lighting and panel door leading to the spacious Living Room.





**LOWER GROUND FLOOR:-**

**HALL (STUDY SPACE) 10'1 x 7'7**

Providing a superb study area with radiator, wall light point and open access to Kitchen Dining Family Room. Panel door to the Utility Room & Rear Hall.



**KITCHEN DINING FAMILY ROOM 17'7 x 16'7**

An extremely chic & family friendly space boasting an abundance of natural light & direct garden access. The extremely well appointed kitchen is comprehensively well equipped with a stunning range of high quality gloss fronted contemporary base and wall mounted units with attractive work surfaces & inset 1.5 bowl single drainer sink unit. Highly attractive central Quartz top island incorporating a 'NEFF' induction hob, integrated electric oven & microwave oven. Part tiled walls, high quality Oak plank effect tiled flooring, radiator with thermostat, eye level recessed niche with tiled sill for television, two full height uPVC double glazed doors leading directly to the rear gardens and uPVC double glazed doors leading directly to the superb covered entertaining terrace.





#### PANTRY 6'11 x 6'11

Fully appointed with a superb range of eye level black gloss fronted base and wall mounted units with work surface over and a bank of full height fitted units incorporating shelving and pull out drawers, tiled flooring and open access to the Utility Room.

#### UTILITY ROOM 8'8 x 10'5

Well equipped with a range of wall mounted & base level units, and work surface with inset single drainer sink unit. Space & plumbing for washing machine, tiled flooring, window & uPVC double glazed door to the covered terrace to the rear & garden radiator with thermostat. Panel door leading to the Shower Room/WC.



#### SHOWER ROOM / WC

Attractively presented & fitted with a walk in shower with sliding screen door & overhead shower, pedestal wash hand basin, WC, radiator with thermostat, tiled walls, extraction fan and uPVC double glazed window.

#### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation with an attractive vista, radiator with thermostat and loft access.





**FAMILY BATHROOM 7'4 x 9'9**

An extremely very well appointed bathroom incorporating an attractive contemporary freestanding bath with tap to side, corner fitted curved screen shower cubicle with shower, vanity wash hand basin with storage drawers beneath, WC, highly attractive & stylish Italian tiled floor, high column radiator.



**BEDROOM FOUR 9'3 x 9'3**

UPVC double glazed window, radiator, ceiling light point, fitted double wardrobe.



**BEDROOM THREE 10'0 x 9'6**

UPVC double glazed windows to the front & side elevations, radiator, ceiling light point.





LANDING TO MASTER SUITE:-



**MASTER BEDROOM ONE 16'3 x 11'6**

A well proportioned room with fantastic leafy garden aspect to the rear. UPVC double glazed window to the rear, radiator with thermostat, recessed ceiling lighting and panel doors leading to the Dressing Room/Walk in Wardrobe & Ensuite.

**ENSUITE DRESSING ROOM 8'0 x 7'2**

Fitted with ample hanging & shelving provisions, light point, uPVC double glazed window to front & loft access.

**ENSUITE SHOWER ROOM 7'3 x 7'11**

Fitted with a fitted corner shower cubicle (fully tiled where visible) with sliding screen door, twin bowl vanity sink with cupboards beneath, WC, high quality limed Oak effect plank tiled floor, uPVC double glazed window, recessed ceiling lighting.





#### BEDROOM TWO 9'11" x 13'0"

UPVC double glazed window overlooking the delightful mature rear garden, uPVC double glazed window to the side elevation, radiator, ceiling light point.

#### EXTERIOR

The fantastic individual & appealing home stands in a mature tree lined cul-de-sac in pleasant established surroundings. Secure parking is located within the INTEGRAL 1.5 WIDTH GARAGE. There is a paved pathway to the front door & small amount of paving to the front of the garage. The outstanding & particularly private South Westerly facing rear garden features woodland & also borders Wistaston Brook. The gardens feature a plethora of mature hedges, shrubs & trees. Perfect for entertaining & relaxing, there is a large decked and railed private terrace standing at the rear of the property and being easily accessed from the Ground Floor, along with a discreet pergola covered seating space with fire pit - perfect for Summer evenings. The treated 'Iroko' decking was superbly fitted in 2021 together with the staircase making a fine enhancement to the property. Two stores provide ample storage:- Garden Store: 8' 9" x 5' 5" (2.67m x 1.65m), with light and power and a panel door to the additional store. Store: 7' 8" x 5' 4" (2.34m x 1.63m). If required, the garden could be further cultivated, but presently is an ideal space to relax in.

#### COVERED TERRACE 15'3" x 12'8"

An excellent covered terrace provides private shelter and plenty of space for relaxing & entertaining. The extensive decked terrace leads onto a further raised paved balcony terrace area with cast iron railings & decked steps leading to the rear garden with the expanse of lawn. The rear gardens are bordered and attractively sheltered by high hedging, mature trees and Wistaston Brook with a quaint woodland area. Stairs rise from the rear BBQ entertaining terrace to the first floor balcony. UPVC Double glazed door to the integral garage.

#### INTEGRAL 1.5 WIDTH GARAGE 17'0" x 22'11"

Fitted with an electrically operated double up & over door, power, light & cold water tap. Electric car charger. 'Worcester' gas fired central heating boiler, 'Kingspan' hot water tank and a wider than standard doorway providing access to the stairs leading to the rear garden.

EPC RATING: C

COUNCIL TAX BAND: F

#### SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have 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.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410  
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

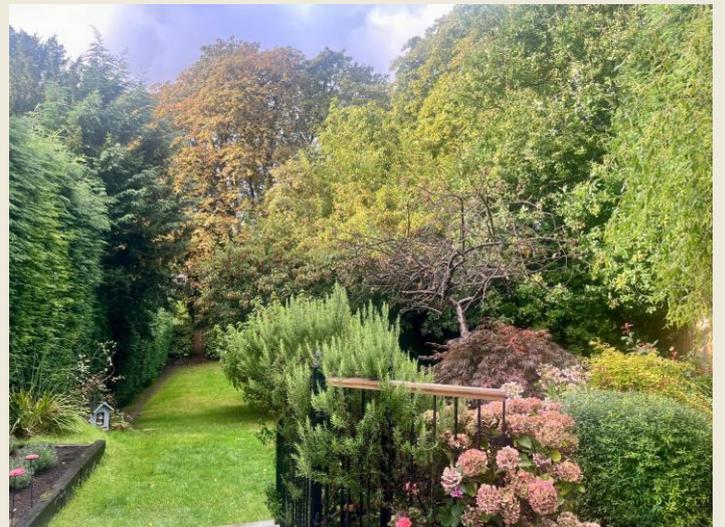
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

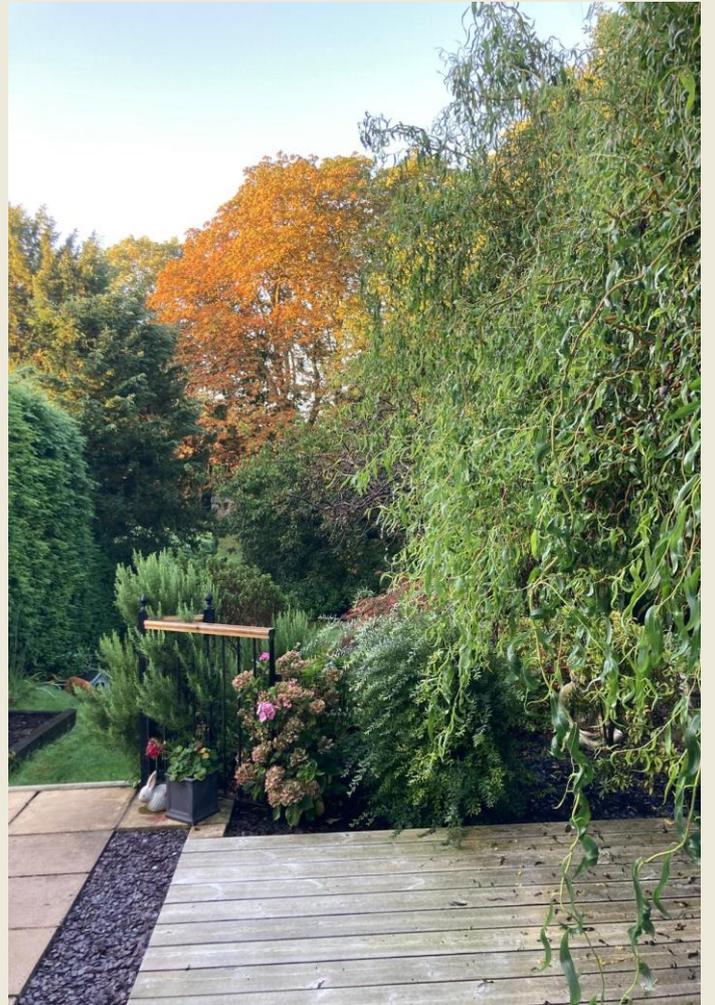
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.





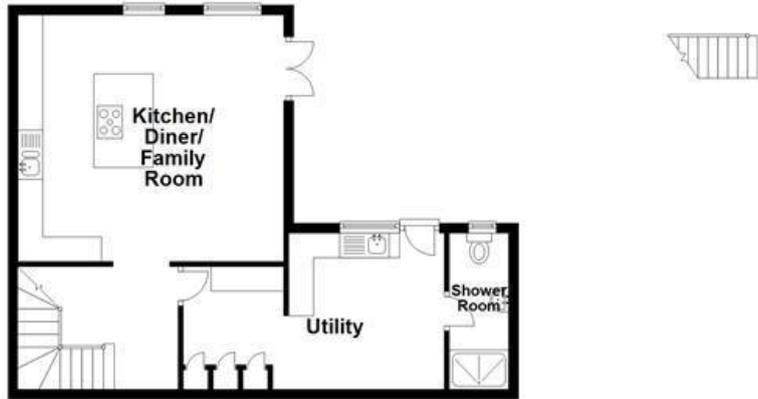






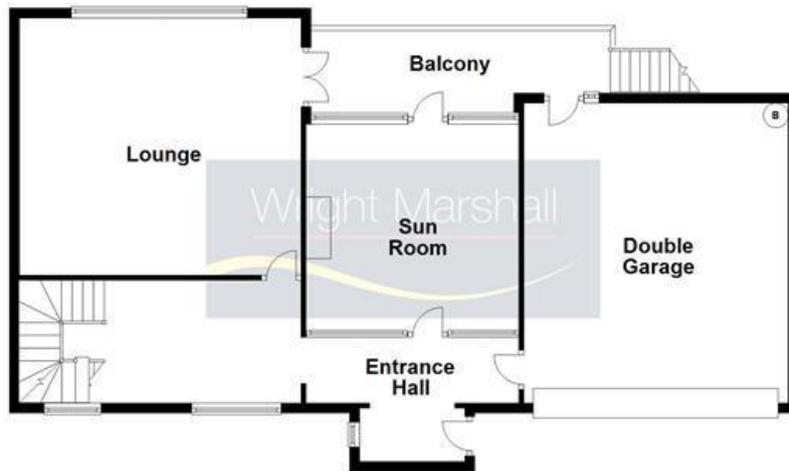
### Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



### First Floor

Approx. 105.1 sq. metres (1131.4 sq. feet)



### Second Floor

Approx. 97.7 sq. metres (1051.9 sq. feet)

