



27 LANGDALE ROAD | WISTASTON | CHESHIRE | CW2 8RS | OIRO £275,000



AN OUTSTANDING SLEEK CONTEMPORARY HOME WITH A MAGNIFICENT EXTENDED KITCHEN DINING FAMILY ROOM - MUST BE VIEWED TO BE FULLY APPRECIATED

Nestled in the charming popular area of Wistaston, this delightful three bedroom semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office as the current vendors have superbly converted the garage space into a generous home office / playroom.

The inviting layout of the house ensures a warm and welcoming atmosphere. The living areas are designed to be both functional and cosy, providing ample room for relaxation and entertaining. The kitchen, which is a central hub for family life, is equipped to meet your culinary needs and offers a pleasant space for dining, relaxing & entertaining.

The property also benefits from a low maintenance enclosed paved garden with side gated access, which presents an excellent opportunity for outdoor enjoyment and is safe enough for little ones and pets to enjoy too. There is an excellent timber shed with covered BBQ space.

Located in Wistaston, residents will appreciate the peaceful surroundings while still being within easy reach of local amenities, schools, and transport links. This area is known for its community spirit making it a wonderful place to call home. In summary, this semi-detached house on Langdale Road is a fantastic opportunity for those looking to settle in a friendly neighbourhood in Cheshire. With its spacious bedrooms, inviting living spaces, and lovely garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Continue & turn left into Church Lane just after Snap Fitness & the CO-OP. Proceed & at the mini roundabout turn left into Wistaston Green Road. Turn right into Windermere Road and turn left into Langdale 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. 2.5 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





LIVING ROOM 14'4 x 12'3





KITCHEN BREAKFAST DINING ROOM 19'11 x 15'5







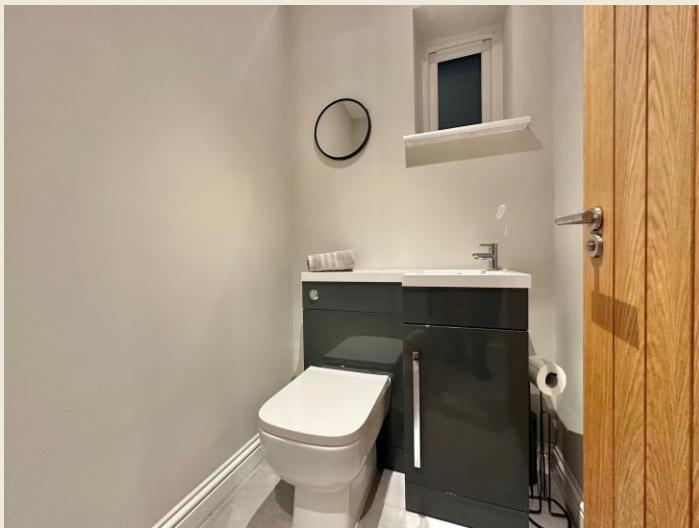
PLAYROOM / OFFICE 15'8 x 8'0

UTILITY ROOM 10'6 x 7'2

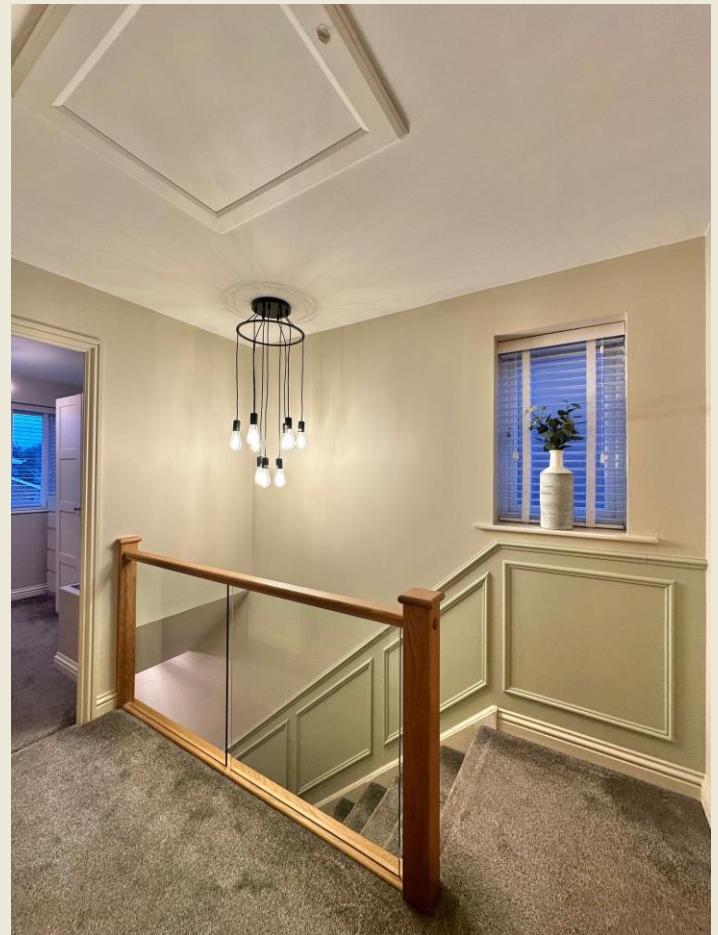




CLOAKS WC 4'2 x 4'1



FIRST FLOOR LANDING 8'10 x 6'4





BEDROOM ONE 13'6 x 8'9



FAMILY BATHROOM 6'3 x 6'0



BEDROOM THREE 8'10 x 6'5

BEDROOM TWO 10'4 x 8'10





EXTERIOR

Double width driveway to the front of the property with additional gravelled space for additional parking. Gated side access to the rear garden & front raised flower bed. Low maintenance highly attractive Indian stone paved rear garden making the space perfect for ease of living and safe enough for children & pets. Bespoke timber shed & covered BBQ area. Ambient wall mounted external lighting.

EPC RATING: C

COUNCIL TAX BAND: B

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: nantwicksales1@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.

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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.

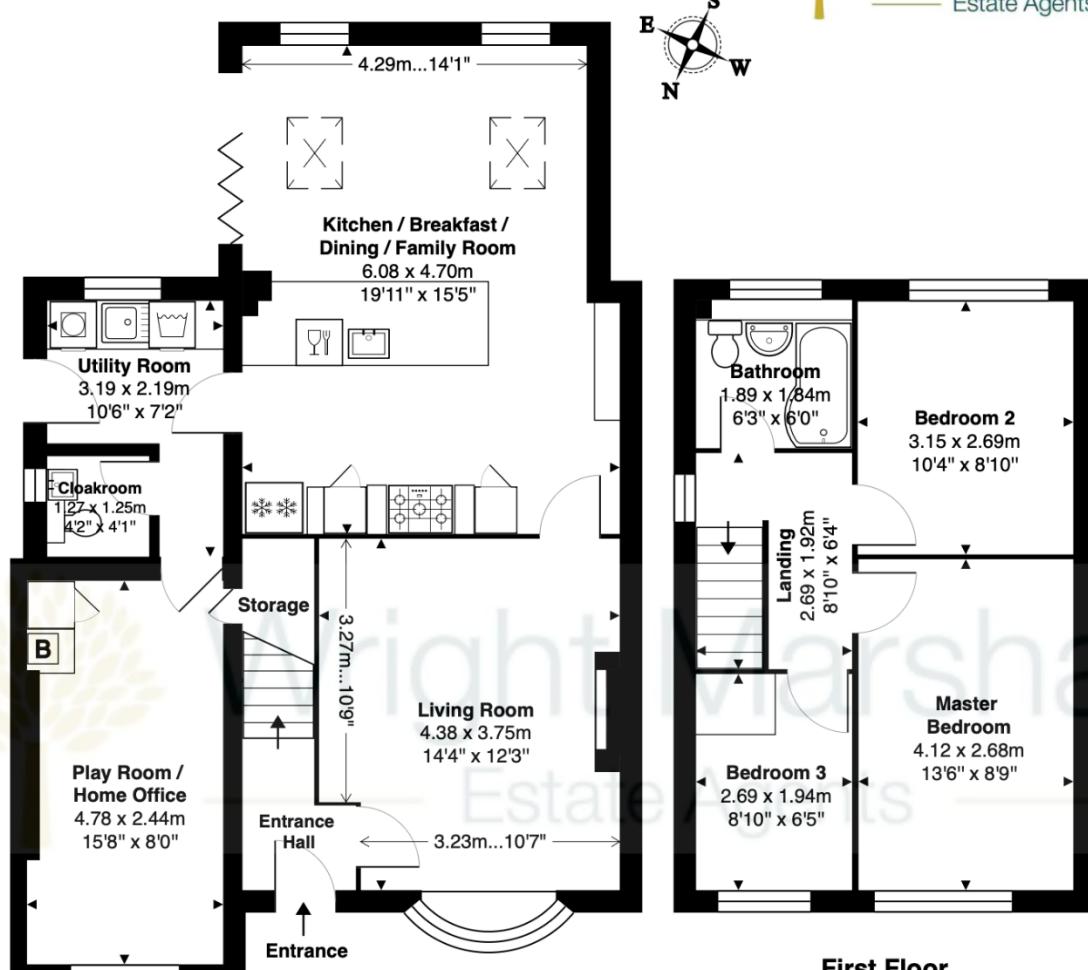
MARKET APPRAISAL

"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; nantwicksales1@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.





First Floor

Floor Area: 34.5 m² ... 372 ft²

Ground Floor

Floor Area: 69.8 m² ... 752 ft²

27 LANGDALE ROAD, WISTASTON, CREWE, CHESHIRE, CW2 8RS

Approximate Gross Internal Area: 104.3 m² ... 1123 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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