Wright Marshall
Estate Agents



16 BEAUMONT CLOSE | WISTASTON | CHESHIRE | CW2 8BU | OIRO £229,950







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NO CHAIN

Nestled within a small cul de sac amidst the 'Poets Estate', this outstanding well maintained three bedroom semi detached chalet style house offers easy & comfortable accommodation.

Outside, the property features lovely cottage style gardens an excellent size driveway & a detached single garage. The surrounding area is peaceful, yet conveniently located near local amenities, schools, and transport links, making it easy to access everything you need.
With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community.

The superb accommodation briefly comprises; Entrance Hall, Living Dining Room, Breakfast Kitchen, Conservatory / Garden Room, Bedroom Two, Bathroom.
First Floor Landing, Bedroom One & Bedroom Three.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn left into Church Lane & continue. Turn right into Broughton Lane & take the right turn into Shelley Drive. Continue ahead proceeding into Beaumont Close and bear left, the property will be observed on the right hand side.



LOCATION - 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. 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 9'9 x 3'10



LIVING DINING ROOM 15'3 x 11'0





BREAKFAST KITCHEN 10’11 x 8’4







CONSERVATORY / GARDEN ROOM 9’9 x 5’0

BEDROOM TWO 13’10 x 9’1



BATHROOM 9’9 x 4’10







FIRST FLOOR LANDING



BEDROOM ONE 15’1 x 11’0





BEDROOM THREE 15'1 x 6'5



EXTERIOR

The property enjoys excellent size gardens to both the front & rear. The front garden features a lawn & lush planting with Roses & Lavender. There is a generous driveway to the side which leads to the single garage with up & over door.

The rear garden is delightful being accessed through the property & via the side timber gate. There is a lawn, paved patio & BBQ space and attractive planting.

GARAGE 16'2 x 9'0

EPC RATING: D

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

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.

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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

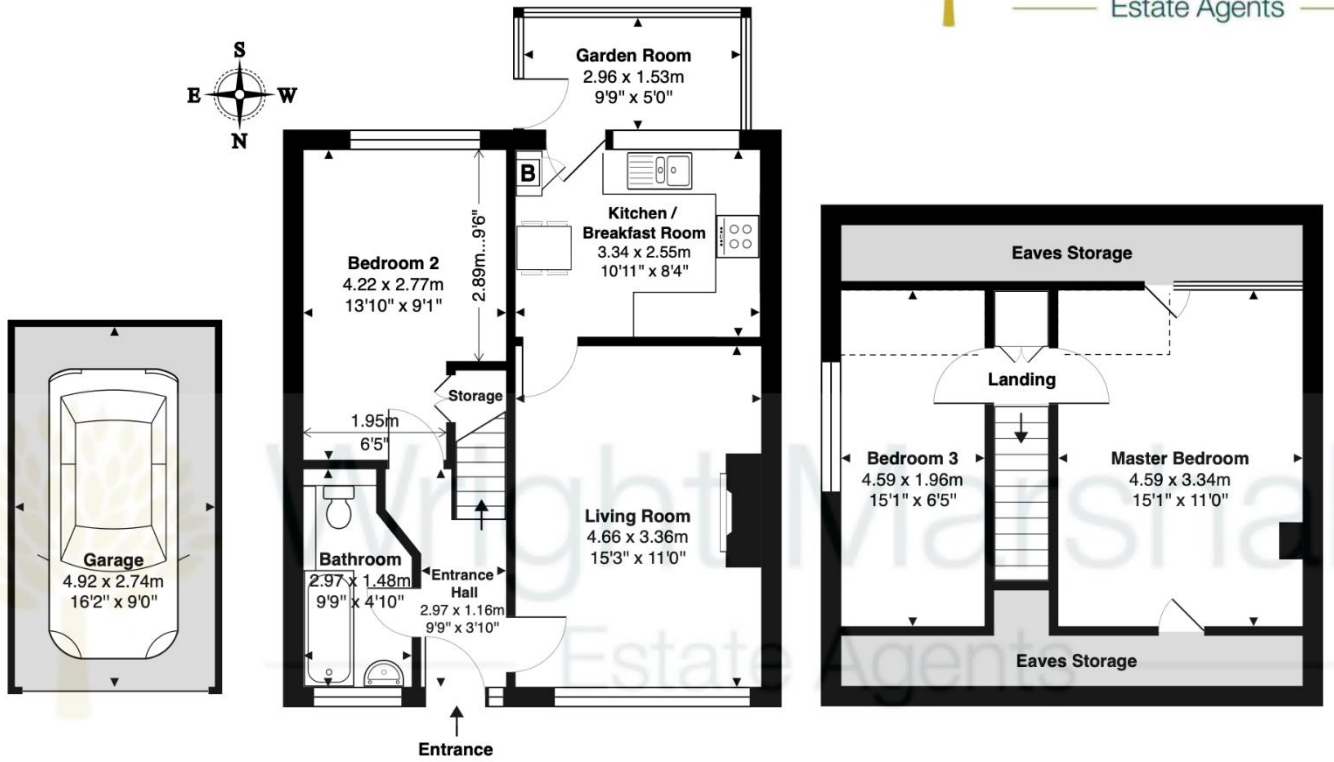
We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, 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.





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Garage
Floor Area: 13.5 m² ... 145 ft²

Ground Floor
Floor Area: 51.3 m² ... 552 ft²

First Floor
Floor Area: 28.4 m² ... 305 ft²

16 BEAUMONT CLOSE, WISTASTON, CREWE, CHESHIRE, CW2 8BU

Approximate Gross Internal Area: 93.1 m² ... 1002 ft² (Including Garage, excluding eaves storage)

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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