



Rectory Cottage, 1 Church View Walk, Wistaston CW2 8HQ

**CHESHIRE
LAMONT**

A modern three bedroom end of mews house, standing in a lovely position set back from Church Lane behind a tree-lined green within the highly regarded area of Wistaston providing well presented and arrayed accommodation and benefiting from a private enclosed rear garden, garage and parking. NO CHAIN. Viewing highly recommended.

- A modern three bedroom end of mews house
- Situated in a highly sought after location
- Standing behind a tree-lined green area| Benefiting from a private enclosed rear garden, garage and parking
- Entrance hall, kitchen and spacious open plan lounge and dining room
- Bedroom with further bedroom/dressing room off enjoying lovely aspects over the green and to the Church
- Bedroom two, bathroom and separate WC
- Ideally situated for highly regarded schooling, historic Nantwich and Crewe mainline railway station
- NO CHAIN
- Viewing highly recommended

Agents Remarks

Wistaston is very highly regarded for its proximity to junior schooling at Church Lane, Berkeley Academy and to Shavington High School. The area benefits from a parade of shops providing for day-to-day requirements and Rope Green Medical Centre is conveniently nearby. The area is well situated for easy access to both Crewe and historic Nantwich.

Property Details

A paved path leads through the lawned front gardens to a canopy porch with a sectional double glazed door allowing access to:

Entrance Hall

With a door to cloaks cupboard incorporating railing and shelving, staircase ascending to first floor and a door leads to:

Spacious open plan Lounge/Dining Room 24' 0" x 14' 6" max (7.31m x 4.41m max)

Lounge

A lovely, light room with a uPVC double glazed window to front elevation providing attractive aspects over a green area, central fireplace incorporating living flame log effect electric fire, ceiling beams, wall light points and open access leads to:



Dining Room

With uPVC double glazed patio doors to private enclosed rear garden and wall light points.

From the Lounge a door leads to:

Kitchen 9' 11" x 8' 3" (3.03m x 2.52m)

With a range of base and wall mounted units, built-in electric oven, four ring hob with extractor over, plumbing for washing machine, space for under counter fridge and freezer, one and a half bowl sink with mixer tap, tiled floor, uPVC double glazed window and uPVC sectional double glazed door to outside.

First Floor Landing

With access to loft, doors to linen cupboard incorporating Worcester gas fired central heating boiler and shelving and a door leads to:

Bedroom One 12' 8" x 9' 7" (3.87m x 2.91m)

With a uPVC double glazed window to front elevation enjoying lovely aspects, coved ceiling and open access leads to:

Bedroom Three 8' 11" x 8' 0" (2.71m x 2.45m)

With a uPVC double glazed window to front elevation. Please note this bedroom originally had independent access from the landing and could easily be converted back.

Bedroom Two 10' 11" x 9' 7" (3.33m x 2.91m)

With a uPVC double glazed window to rear elevation.

Bathroom 5' 10" x 5' 0" (1.77m x 1.53m)

With a panelled bath incorporating shower over, wash basin, uPVC double glazed window and tiled flooring.

Separate WC

With a uPVC double glazed window, tiled floor and WC.

Externally

The property benefits from a private enclosed rear garden, contained and sheltered within wooden panel fencing with a stoned area incorporating a feature circular lawn, patio areas and a wide paved area to the side that leads to a pedestrian gate allowing access to the front. A garage and parking space is situated at the rear of the property and has vehicular access from Rectory Close.

Tenure

Freehold.

Services

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



Viewings

Strictly by appointment only via Cheshire Lamont.

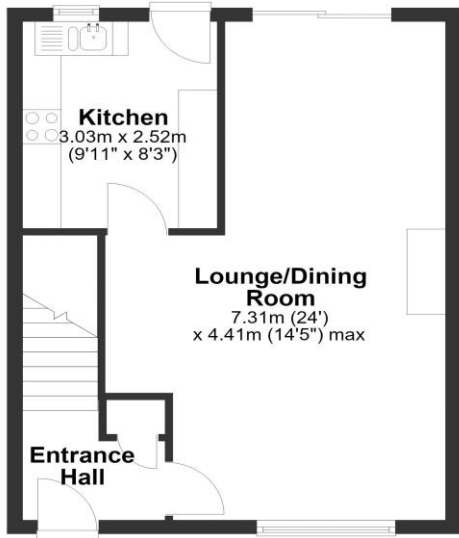
Directions

Proceed along Crewe Road out of Nantwich passing over the roundabout at the Peacock Hotel and continue for approximately 1 mile. Turn left into Church Lane and continue along Church Lane, just past the Church and Rectory Cottage is situated on the right hand side behind a green.



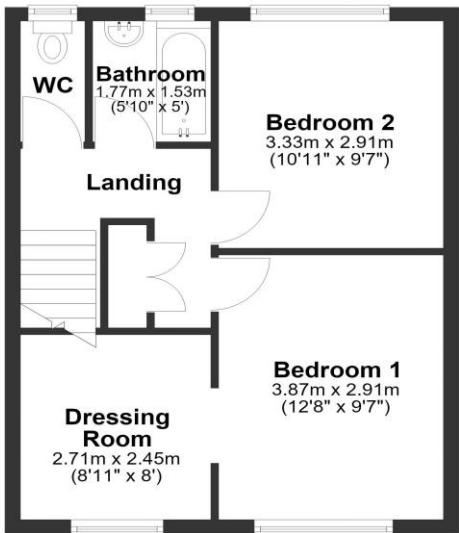
Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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