



62 WOODSIDE AVENUE | WISTASTON | CHESHIRE | CW2 8AN | OIRO £265,000



An outstanding, individually renovated, reimagined and superbly extended Two Double Bedroom Semi Detached House of immense appeal blending character with modernity.

An exceptional and deceptively spacious two-bedroom semi-detached residence, offering an impressive balance of period character, versatile accommodation and beautifully established outdoor space.

Occupying a generous position on Woodside Avenue, Wistaston, this distinctive home is ideally suited to buyers seeking individuality, space and a superb garden setting. Approached via an extensive gravelled driveway, providing parking for several vehicles, the property immediately impresses with its handsome brick façade, bay windows and wonderfully mature, carefully planted front garden.

Internally, the accommodation is notably generous and rich in character.

A welcoming entrance door with stained glass opens into a charming and well proportioned reception room with stairs rising to the first floor. The bay-fronted living room is an excellent space for relaxed everyday living.

To the rear, the distinctive kitchen offers a high ceiling with attractive beams. A highly practical utility room, cloaks WCd a useful store room/snug, offers valuable flexibility for home working, hobbies or additional storage. There is also the possibility to create an additional flexible bedroom space subject to building regulations & consents etc.

The first floor offers a particularly spacious principal bedroom featuring a large bay window, a well-sized second double bedroom and a modern family bathroom. The layout combines generous room proportions with a practical flow, creating a home that feels both comfortable and adaptable.

Outside, the rear garden is a genuine highlight. Thoughtfully planted and beautifully maintained, it offers a tranquil backdrop for outdoor dining, gardening and quiet relaxation. Together with the exceptional parking provision, larger than anticipated internal footprint and retained character, this is a rare opportunity to acquire a truly individual home in a sought-after established residential Wistaston setting.





DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street. At the 'Churches Mansion' roundabout turn left into Millstone Lane. At the next roundabout turn right onto Crewe Road. Continue through Willaston into Wistaston. Turn left into Church Lane and continue. Turn right just after The Woodside Pub and follow the road to the left. The property will be observed on the left hand side.

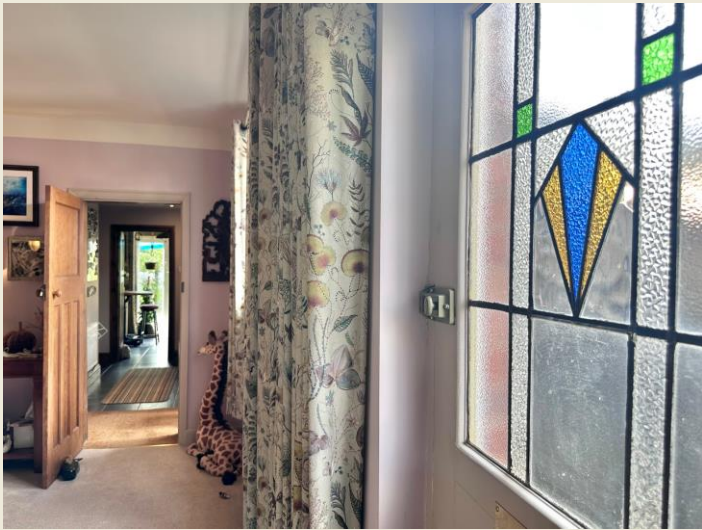
LOCATION - WISTASTON

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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

DINING / FAMILY ROOM 14'9 x 14'0





LIVING ROOM 14'0 x 13'5





KITCHEN BREAKFAST ROOM 5'8 x 3'5



UTILITY ROOM / SIDE ENTRANCE 12'3 x 7'0



CLOAKS WC 5'8 x 3'5



SNUG / STORE / HOBBY ROOM 8'0 x 7'10



FIRST FLOOR LANDING 8'2 x 6'0

BATHROOM 8'4 x 7'2





BEDROOM ONE 14'0 x 13'10



BEDROOM TWO 14'1 x 8'5





EXTERIOR

The fantastic individually enhanced & highly appealing home with character stands in a superb garden which is a rare find. Approached over a gravelled driveway, there is ample parking for numerous vehicles (including space for caravan / motorhome etc). An attractive planted border creates strong visual appeal. A pathway to the side with gate leads to both the main entrance & the sumptuous rear garden.

The rear garden is a magical hidden space!

French doors lead from the kitchen into the entertaining & seating patio whilst a wealth of foliage, specimen shrubs and trees within the stunning rear garden complete with a raised vegetable planter (perfect for growing a variety of vegetables) offers a tranquil nature friendly haven. A gravelled pathway meanders through the foliage which leads to a pretty shaded arbor seating area, and further rear area complete with two sheds. (Please note: the outdoor cat pen will be removed).

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.

FINANCIAL ADVICE

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

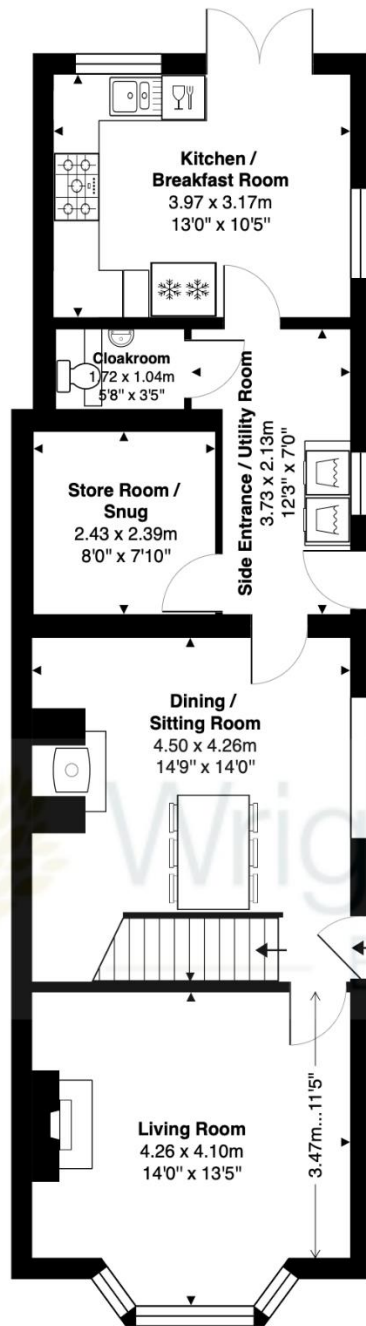
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further ** For whole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



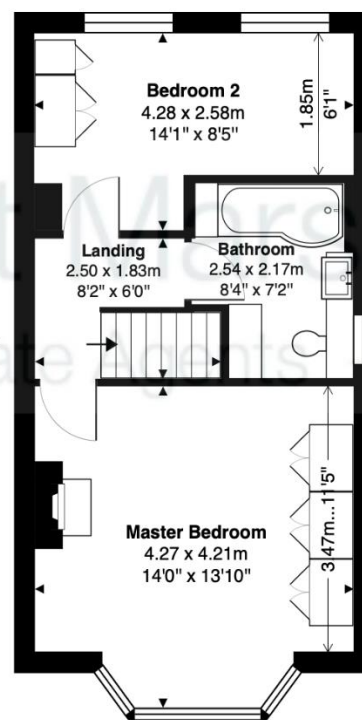




Wright Marshall
Estate Agents



Ground Floor
Floor Area: 65.9 m² ... 709 ft²



First Floor
Floor Area: 36.2 m² ... 390 ft²

62 WOODSIDE AVENUE, WISTASTON, CREWE, CHESHIRE, CW2 8AN

Approximate Gross Internal Area: 102.1 m² ... 1099 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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