



145 WISTASTON GREEN ROAD | WISTASTON | CHESHIRE | CW2 8RA | £250,000



An outstanding, individually renovated, reimagined and superbly extended Two Double Bedroom End Terraced House of immense appeal blending elements of character with sleek modernity.

Comprehensively renovated throughout to a high standard, the property provides a unique individual appeal with versatile ground floor living space which could also accommodate home working space. Neutrally decorated, there is an abundance of natural light flooding through the property which is in itself a wonderful feature whilst buyers can equally add their own stamp to personalise the interiors

The accommodation briefly comprises; Spacious & naturally light Open Plan Living Dining Space with distinct space, the Living Room features a wood burning stove which enables cosier ambience particularly in the chilly months which the Dining Sitting space also offers under stairs home working space too, this then opens to the impeccably designed soft green fitted kitchen with integrated AEG & Bosch appliances and French doors opening into the glorious garden, Shower Room WC.

The ease of purchasing a turn key home shines through within the home, whilst externally the surprisingly generous rear lawned SOUTH FACING garden offers ample scope for buyers to further cultivate, grow vegetables or perhaps even have chickens – there are endless possibilities. For buyers requiring excellent off road parking space, there is a spacious gravelled driveway to the side with additional smaller space to the front of the property too. Overall there is provision for caravan or motorhome etc too making parking a breeze. An exciting proposition is the large detached garage tucked at the end of the garden driveway and accessed via the private unadopted road. Requiring renovation, buyers have immense potential to create annexe accommodation (subject to any necessary consents), hobby room, gym, leisure / cinema room etc. There is also scope for buyers to further extend the property to the rear or side, again subject to necessary consents. An opportunity of this nature is increasingly rare.

Overall this distinctive renovated individual home offers so much & deserves viewing so as to be fully appreciated.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### 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. Continue through the traffic lights onto Barony Road. At the next set of traffic lights turn right passing 'Sainsbury's' & continue ahead at the roundabout into the Middlewich Road (A530). Continue past 'The Rising Sun' public house and turn right at the traffic lights. 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.





#### AGENTS NOTE:-

The handsome reimagined interiors boast flexibility which if required, could be further extended to the rear or side subject to any necessary consents, should buyers wish to add more accommodation over time. With its welcoming façade and superb presentation including a newly fitted kitchen, shower room and additional first floor toilet & hand basin ensuite the home offers a great deal indeed to wax lyrical over.

Standing within a popular established residential locality excellent transport links and facilities are within easy reach, making this an ideal proposition for anyone who needs to commute efficiently.

Externally there is gravelled frontage which could be used to park a small car or as seating. The driveway is expansive with space for approx three vehicles (including space for a motorhome / campervan) and there is the ability to fit gates for additional security & privacy if required.

The rear garden is superbly lawned offering a larger than anticipated space and featuring young recently planted fruit trees, gravelled seating space & edged vegetable or flower beds – ready for planting up.

In all, there is a fantastic opportunity for buyers to purchase a captivating & comfortable home.



**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

**OPEN PLAN LIVING DINING SPACE:-**

**DINING SITTING AREA 13'2 x 11'1**

Attractive soft green coloured entrance door with contemporary central glazing opening to the superb space. Wood flooring throughout the living space, newly fitted timber stairs rising to the first floor. Ceiling light points and uPVC double glazed window to the side elevation. Open to the contemporary Kitchen beyond & Living Room.





**LIVING AREA 11'8 x 9'7**

Beautifully appointed with a ceiling light point, large uPVC double glazed window to the front elevation, inset & raised hearth with wood burning stove, continuation of wood flooring, numerous power points.





#### CONTEMPORARY FITTED KITCHEN 18'6 x 11'7

The outstanding kitchen offers sleek lines, a beautiful soft green luster to the cupboards etc and boasts integrated AEG & Bosch appliances. The black detailing adds to the overall look of the amazing space making it a perfect space to cook in whilst featuring uPVC double glazed French doors to the garden. Numerous recessed spotlights and discreet work top lighting creating ambient lighting schemes whilst the pale work surfaces and inset sink unit with black mixer tap adds a sophisticated contract. The wood flooring throughout creates a seamless flow linking the entire ground floor.





**SHOWER ROOM / WC 7'11 x 5'9**

Attractively presented & fitted with a walk in shower with overhead shower, full width cupboards with concealed cistern WC & wash hand basin, splash back, uPVC double glazed window, ladder radiator, wood flooring, wall mounted mirror.





**FIRST FLOOR LANDING**

Ceiling light point.

**BEDROOM TWO 12'0 x 9'7**

A well proportioned room UPVC double glazed window, radiator with thermostat, recessed ceiling lighting.

**BEDROOM ONE 13'2 x 9'1**

UPVC double glazed window to the side, radiator, ceiling light point. Recess with hanging rail (potential to create a fitted wardrobe if required). Highly attractive barn style door to the Ensuite WC.

**ENSUITE WC 5'0 x 2'11**

Low level WC, wash hand basin undermountd by vanity cupboard, ceiling light point, extractor fan, wall mounted mirror.





#### EXTERIOR

The fantastic individual & appealing home stands in an unusually large garden which is a rare find. Approached over an expansive gravelled driveway, there is ample parking to the front & side for numerous vehicles (including space for caravan / motorhome etc). The rear garden is laid to lawn with recently fitted fencing & various newly planted fruit trees. Two timber edged flower beds provide scope for buyers to grow plants or even vegetables etc. Gravelled patio area to the rear of the kitchen French doors offers the perfect spot to relax & entertain.

#### DETACHED GARAGE 23'0 x 15'6

With power, personal door to side & opening doors to the private driveway to the side (right of access in place). The potential for this garage building is enormous which is sure to excite buyers.

EPC RATING: D

COUNCIL TAX BAND: A

#### 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](mailto: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

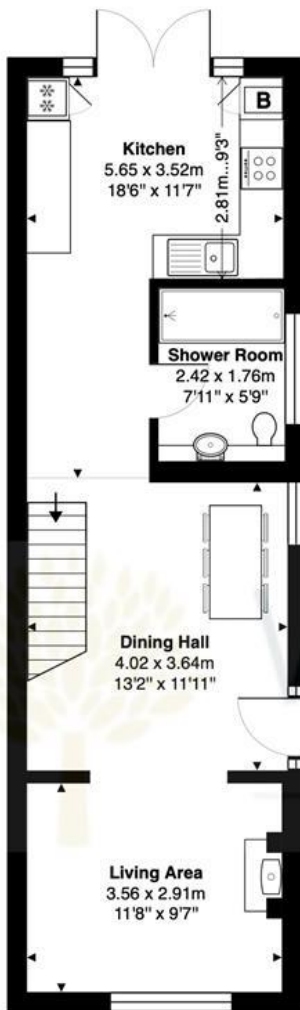
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#### FINANCIAL ADVICE

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](mailto: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.



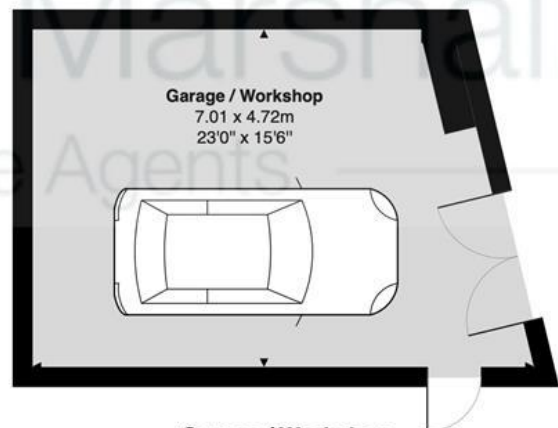
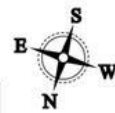




**Ground Floor**  
Floor Area: 46.0 m<sup>2</sup> ... 496 ft<sup>2</sup>



**First Floor**  
Floor Area: 25.8 m<sup>2</sup> ... 277 ft<sup>2</sup>



**Garage / Workshop**  
Floor Area: 30.4 m<sup>2</sup> ... 327 ft<sup>2</sup>

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Approximate Gross Internal Area: 102.2 m<sup>2</sup> ... 1100 ft<sup>2</sup> Includes Garage / Workshop

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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