



4 TENNYSON CLOSE | WISTASTON | CHESHIRE | CW2 8DE | OFFERS IN THE REGION OF £245,000



NO CHAIN

Beautifully Presented Three-Bedroom Semi-Detached Home With Larger Than Average Plot.

Situated in a quiet cul-de-sac within the highly sought-after Poet's Estate, this beautifully renovated three-bedroom semi-detached home offers stylish, move-in-ready accommodation combined with excellent future potential. Occupying a generous plot with a larger than average rear garden, a wide driveway and detached single garage, the property also presents an exciting opportunity to extend (subject to the necessary permissions). Having been thoughtfully modernised throughout, the property is ideal for families, professionals and downsizers alike, offering bright, contemporary living spaces finished to a high standard.

The superb accommodation briefly comprises; Entrance Hall, Living Room with fireplace, Kitchen Diner, Conservatory, First Floor Landing, Bedroom One with fitted wardrobes, Bedroom Two with fitted wardrobes, Bathroom.

Outside, the property features an excellent size large garden, larger than standard driveway & a 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.

Note: The property has been fully rewired – certificates will be available for both the electrics and gas (boiler services, cooker connected).

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 Milton Drive. Turn second-left into Byron Way then turn right into Tennyson Close where the property will be observed in the left hand corner.

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 11'7 x 5'10

LIVING ROOM 14'6 x 11'5





KITCHEN DINER 17'8 x 10'5





CONSERVATORY 10'9 x 10'0

FIRST FLOOR LANDING 7'5 x 6'1





BEDROOM ONE 11'7 x 10'0



BEDROOM TWO 10'7 x 9'11

BEDROOM THREE 8'6 x 7'5





BATHROOM 7'4 x 7'2



EXTERIOR

The property enjoys excellent size gardens to both the side & rear. The front of the property features a large driveway providing ample space for two/three vehicles plus there is also a single garage with up & over door, recently replaced door & window to the rear. There is a generous lawn with rockery style areas, numerous shrubs & a timber summerhouse, plus an established Fig tree. The rear garden is delightful being accessed through a timber side gate. Notably, there is scope to extend the property subject to any necessary consents etc, should buyers wish to.

SINGLE GARAGE 16'2 x 8'9
SUMMER HOUSE 10'0 x 10'0

EPC RATING: D

COUNCIL TAX BAND: C

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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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.

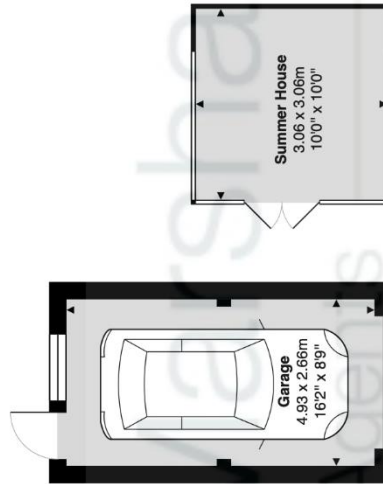
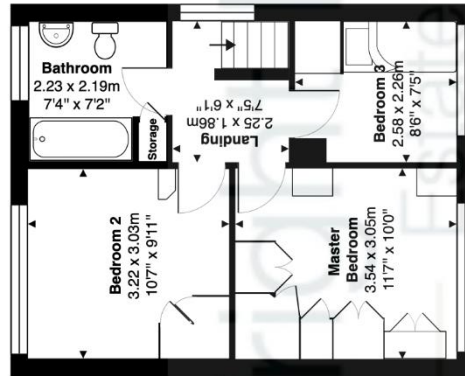
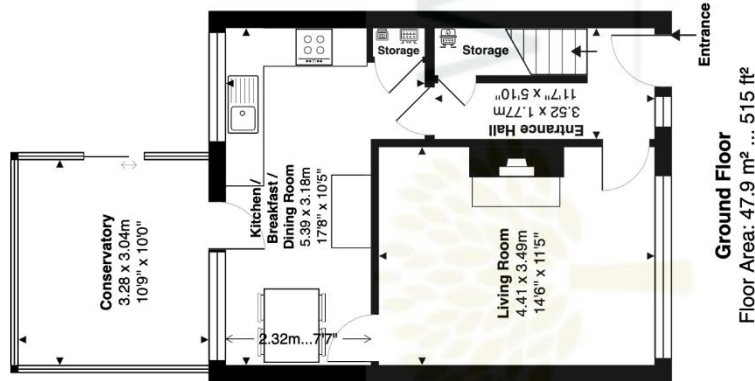
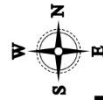
ALL MEASUREMENTS

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.





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All Building Parts Approximate Gross Internal Area: 107.4 m² ... 1156 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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