



24 SPRINGFIELD DRIVE | WISTASTON | CHESHIRE | CW2 6RA | OIRO £359,000



A particularly attractive and naturally light 1930's traditional three bedroom semi detached house on an enviable corner plot within a highly popular and sought after enclave within Wistaston.

Enjoying a charming vista from the first floor over the garden towards fields beyond, the quality property has been sympathetically enhanced whilst allowing the beautiful features to shine through including exposed wood block flooring.

The delightful accommodation briefly comprises; Entrance Hall with stunning herringbone wood block flooring, recently fitted Kitchen, excellent Pantry, Separate WC, Boiler Room store, Living Room with wood burning stove, Dining / Sitting Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three / Office / Dressing Room, Spacious modern Bathroom with separate large walk in shower.

Gas central heating and UPVC double glazing. Outstanding corner plot beautifully stocked mature gardens with apple trees, Detached brick garage and gated driveway.

Note: The vendors have recently completed a scheme of improvements including; new cavity wall & roof insulation. New period front door, new kitchen, newly painted exterior, new gates fitted & newly installed window to the landing.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich Office along Hospital Street and continue over the mini roundabout. Turn left at churches Mansion roundabout then right onto Crewe Road continuing across the 'Peacock' pub roundabout. Proceed straight onto the Wells Green traffic lights. Turn right into Rope Lane and first right into Springfield Drive. Number 24 is situated on the right hand side.

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. 2.5 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.

NANTWICH

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 15'4 x 5'10

Distinctive handcrafted hardwood entrance door. Radiator. Under stairs cupboard. Herringbone pattern woodblock floor.





SITTING / DINING ROOM 15'8 x 11'4

Spacious and enjoying a pleasant dual aspect. UPVC double glazed patio doors. Picture rail. Large UPVC double glazed window to the front elevation with attractive stained glass inserts.



LIVING ROOM 13'1 x 11'1

A wonderfully naturally light reception room with UPVC double glazed bay window and side window. Radiator. TV point. Picture rail. Attractive fireplace with wood burning stove. Continuation of the Herringbone flooring pattern. Wood block floor.





PANTRY

SIDE ENTRANCE VESTIBULE
With stable exterior door.

CLOAKS WC 4'8 x 2'6
High cistern WC.

BOILER ROOM
Store room with shelving and Worcester gas fired combination central heating boiler.





KITCHEN 10'0 x 6'2

Newly fitted kitchen units comprising wall, base & drawer units in a soft country green colour. Electric hob & oven beneath. Radiator. Integrated fridge. Walk in pantry 5'5 x 3'1. Shelving. UPVC double glazed window to the rear. Part tiled walls. Original quarry tiled floor. Original part glazed door to the side entrance vestibule.

FIRST FLOOR LANDING 11'9 x 5'11

Picture rail. UPVC double glazed window to the rear (recently installed). Ceiling light point.





BEDROOM TWO 13'10 x 11'1

Original tiled fireplace and hearth. Front and rear UPVC double glazed windows. Two radiators. Picture rail.

BEDROOM THREE / DRESSING ROOM / OFFICE 6'8 x 5'11

Radiator. UPVC double glazed window. Ceiling light point.



BEDROOM ONE 15'8 x 11'6

Bay UPVC double glazed window with delightful view. Side UPVC double glazed window. Exposed wood floor. Picture rail.





FAMILY BATH & SHOWER ROOM 11'3 x 6'10

Re-modelled by the current vendors having originally been a separate bathroom and separate wc. The space is surprisingly large and very well appointed. Panelled bath with mixer taps and telephone style shower attachment. Original pedestal wash hand basin. Part tiled walls. Built in linen cupboard. Chrome ladder radiator towel rail. Large walk in shower (fully tiled walls) with electric shower. Wood effect floor. Recessed ceiling spotlights. Two UPVC double glazed windows. Access to loft.

EXTERIOR

Outstanding beautifully landscaped corner plot gardens to three generous sides with lawn sections, mature trees, shrubs and flower borders. Well established hedging, pathways and gated side entrance driveway to the detached brick and tile single garage with remote control roller door. Paved rear patio. Various apple trees. The garden is fully secure and offers an excellent degree of privacy enabling a tranquil spot to relax & entertain.

DETACHED SINGLE GARAGE 16'7 x 10'10

EPC RATING: D

COUNCIL TAX BAND: D

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

Presumed 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.

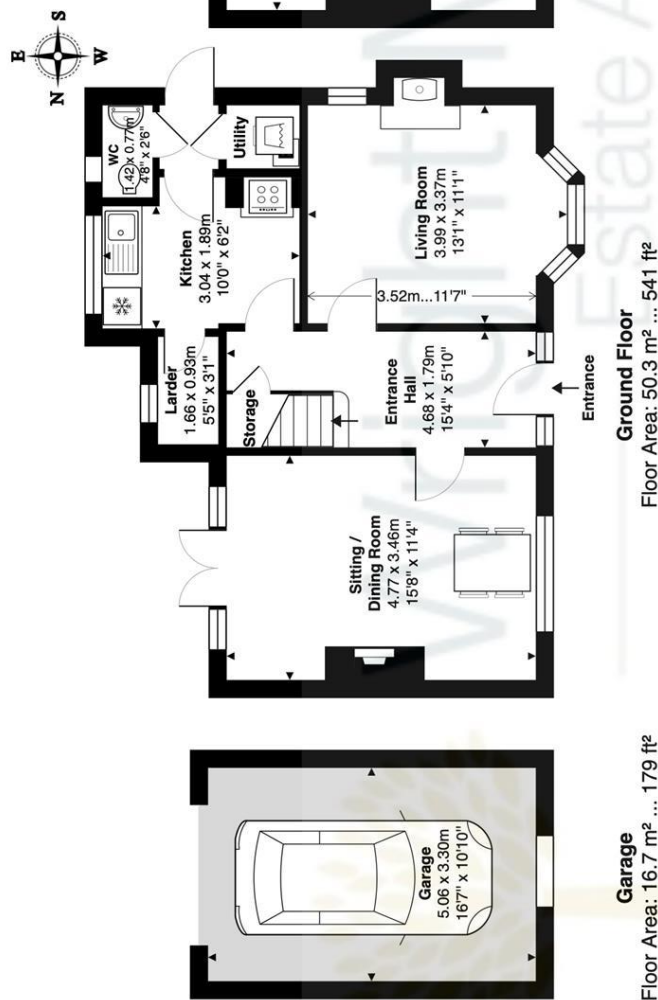
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Approximate Gross Internal Area: 115.7 m² ... 1245 ft² Includes Garage

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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