



29 WOODSIDE AVENUE | WISTASTON | CHESHIRE | CW2 8AL | GUIDE PRICE £139,950



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29 Woodside Avenue, Wistaston, Cheshire, CW2 8AL

An attractive mature Three Bedroom Semi Detached House of considerable appeal, standing within an established & convenient residential location.

Suitable for modernisation & enhancement, if required.

The property briefly comprises;

Entrance Porch, Entrance Hall, Living / Dining Room (Reception One), Sitting Room (Reception Two), open to Kitchen Diner, Conservatory.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Detached Garage & part shared driveway.

Lawned front garden with established Roses & rear garden predominantly paved.

UPVC Double glazing & Gas central heating.

NO CHAIN





NANTWICH TOWN CENTRE

DESCRIPTION

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Continue to the Churches Mansion roundabout & take the first exit. At the next roundabout take the 3rd exit into Crewe Road and proceed. Turn left, just after the Co-Op store, into Church Lane bear left onto Valley Road. Continue & turn right just after the Woodside Pubic House into Woodside Lane, bear left into Woodside Avenue. Proceed & the property will be observed on the right hand side.

WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe.

Wistaston Church Lane Primary School (Ofsted 'Outstanding' 2014) is a 5 minute walk away.

The Berkeley Primary School, Laidon Avenue, Wistaston, Crewe, CW2 6RU, Telephone: 01270 685144, email: admin@berkeley.cheshire.sch.uk.

Crewe main line railway station is under 2 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 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. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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.





LIVING/DINING ROOM

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE PORCH

UPVC glazing & entrance door; tiled floor. UPVC entrance door to Hall.

ENTRANCE HALL

Ceiling light point, rad, telephone point.

Stairs rising to the first floor with under stairs cupboard.



LIVING/DINING ROOM

12' 6" max x 10' 2" (3.81m x 3.1m) A pleasant room with ceiling light point, radiator, large uPVC double glazed bay window to front, fireplace with marble insert & hearth, wood effect surround and gas fire.





SITTING ROOM





KITCHEN DINER





SITTING ROOM

10' 6" max x 16' 6" (3.2m x 5.03m) A pleasant light & well proportioned room, with 2 ceiling light points, uPVC double glazed window to side, 2 radiators, wall mounted TV point, fireplace with gas fire. Open to the Kitchen Diner.

KITCHEN/DINER

7' 8" x 16' 6" (2.34m x 5.03m) Equipped with a range of oak effect fronted wall, base & drawer units with roll top laminated work surfaces and inset single drainer sink unit & mixer tap.

Ceiling light point, uPVC double glazed window to the side, uPVC double glazed door to the rear elevation. Part tiled walls, wood effect laminate flooring, space & plumbing for washing machine, 4 ring electric hob with extractor hood over & electric oven below, radiator. Ample space for table & chairs.

UPVC double glazed sliding patio doors to Conservatory.

CONSERVATORY

5' 11" x 7' 10" (1.8m x 2.39m) UPVC double glazed full height panel glazing & door to rear garden, tiled floor.

FIRST FLOOR LANDING

Ceiling light point, loft access, uPVC double glazed window to side.

BEDROOM ONE

12' 6" max x 10' 2" (3.81m x 3.1m) Ceiling light point, radiator, uPVC double glazed window to the front, fitted wardrobes.

BEDROOM TWO

10' 6" x 10' 2" (3.2m x 3.1m) Ceiling light point, radiator, uPVC double glazed window to the rear with a pleasant outlook.

BEDROOM THREE

7' 5" x 6' 0" (2.26m x 1.83m) Ceiling light point, radiator, uPVC double glazing window to the front.

BATHROOM

Panel bath with mixer taps & hand held shower attachment, low level WC, pedestal wash hand basin, ceiling light point, uPVC double glazed window to the rear, part tiled walls.



BEDROOMS





EXTERIOR

The property enjoys a charming front lawned garden with well established specimen 'Roses'.

A wrought iron gate provides vehicular access for both this & the neighbouring property, an ample driveway provides plenty of parking space & leads to the single detached garage.

The rear garden is predominantly paved with small lawn.

DETACHED SINGLE GARAGE

Timber double opening doors and power & light.

EPC RATING: D

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage services are either connected or available locally (subject to statutory undertakers costs & conditions). Gas 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 & PLAN/S

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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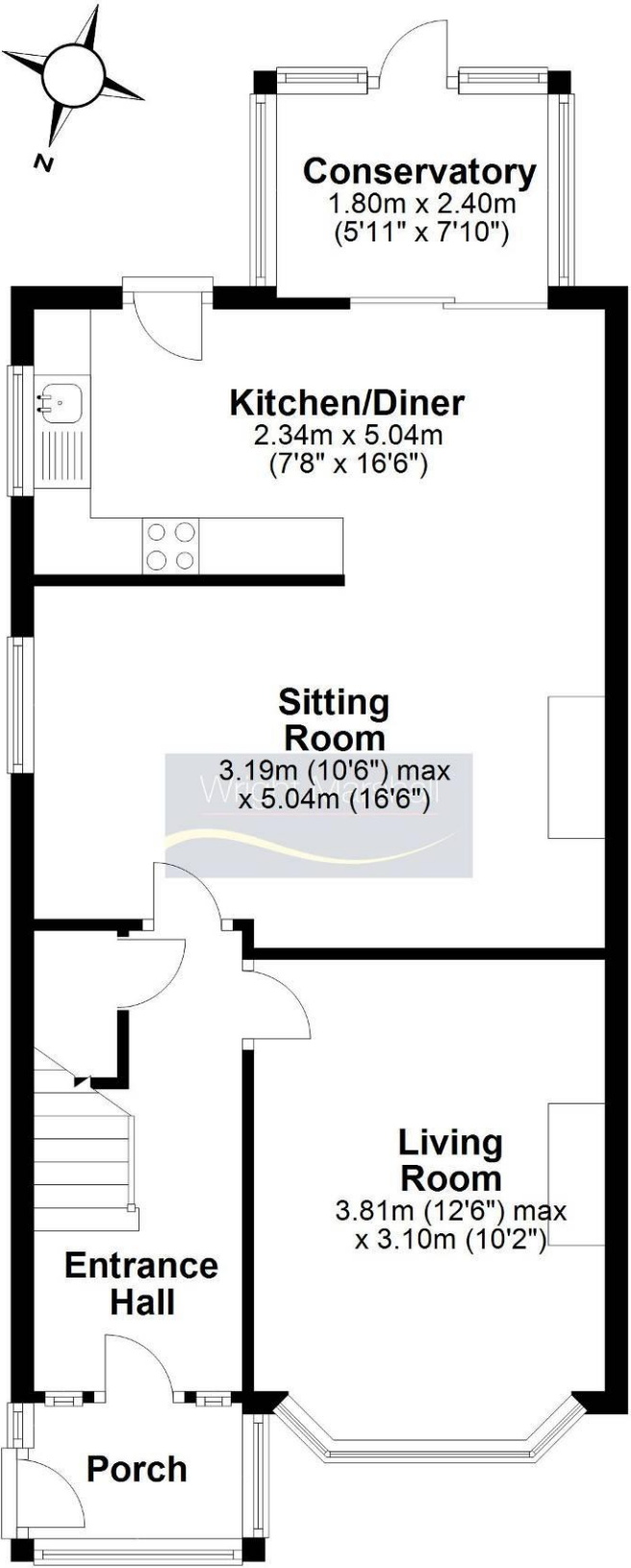
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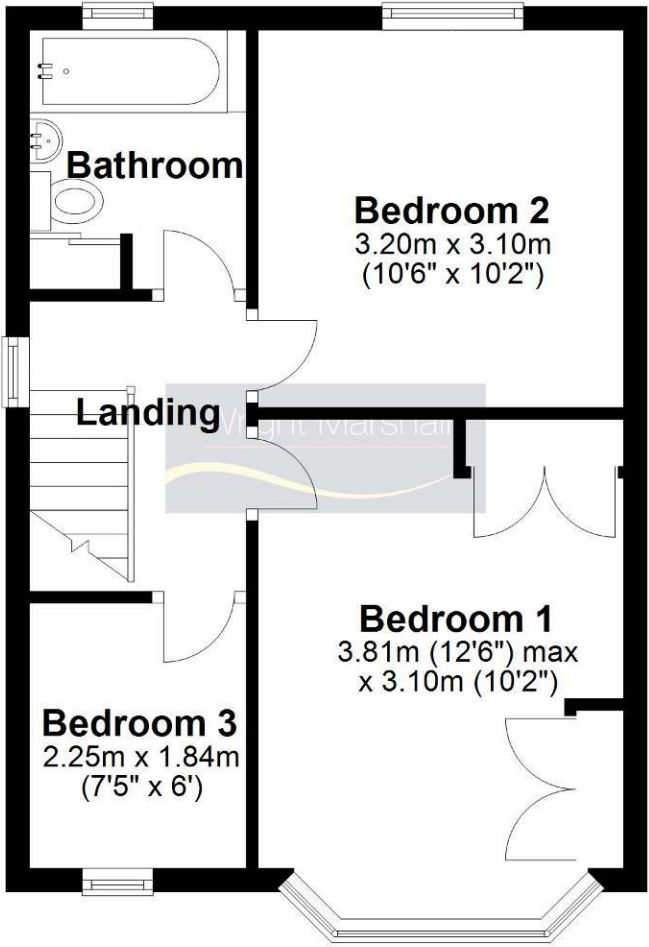
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Ground Floor



First Floor



Wright Marshall
Estate Agents

Tel : 01270 625410

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