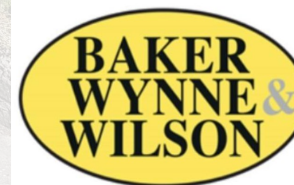




Clougha, 601 Crewe Road, Wistaston, Crewe, CW2 6PU

Guide Price £375,000



*In association with*





GUIDE PRICE: £375,000 - £400,000  
AN ELEGANT AND CHARISMATIC  
EDWARDIAN SEMI DETACHED  
HOUSE, REQUIRING UPDATING,  
WITH AN 85 FOOT REAR GARDEN

**SUMMARY**

Entrance Porch, Dining Hall, Living Room, Sitting Room, Kitchen, Rear Hall, Utility Room, Cloakroom, Landing, Four Double Bedrooms, Bathroom, Gas Central Heating, Part uPVC Double Glazed Windows, Outbuildings and Garage, Car Parking Space, Gardens.  
No upward chain.



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## DESCRIPTION

Clougha, built in 1910 by William Horace Clews of brick with part pebble dash and tile hung elevations beneath a tiled roof is approached over a flagged drive to a car parking area. As one would expect of a house of this age and history, there are a multitude of terrific period characteristics to be found inside which include doors with door plates and stain glassed top lights, leaded light stain glass windows, inglenook fireplace, a fine staircase, plate racks, beams and wall timbers. Whilst updating is required the fundamentals are very good, with pleasing room sizes and ample flexibility. The house extends to about 2,035 square feet, (plus the large loft space), has a lovely warm atmosphere and comes to the market for the first time in 50 years.

In our opinion this is a home of great potential and presents a rare buying opportunity.





## LOCATION & AMENITIES

The house occupies a particularly pleasant position in a well established residential locality. It is ideally located about 2.5 miles from the historic market town of Nantwich and 1.5 miles from Crewe railway station (London Euston about 90 minutes and Manchester about 40 minutes), junction 16 of the M6 motorway is 7 miles, making the property convenient to many areas including the North West, the Potteries and the Midlands. Manchester international airport is about a 45 minute drive. There is a post office, spar, nursery, veterinary practice and doctors surgery about half a mile distance of Wells Green. Primary education is available at Berkeley Academy, Church Lane and Danebank with Senior Schools and South Cheshire College.

## DIRECTIONS

From Nantwich, take the main Crewe Road, continue straight on at the Peacock roundabout, through Wells Green traffic lights,

and the property is located on the left hand side, just before the turning to Broughton Lane.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE PORCH

Quarry tiled floor, brass step.

### DINING HALL

18'3" plus bay x 14'2"

Leaded light, stained glass bay window, ceiling beams, wall timbers, plate rack, entrance door with stained glass top lights, walk in cloaks store with hanging fitting and shelving, two radiators.

### LIVING ROOM

20'1" x 17'10"

Inglenook with stone fireplace, slate hearth, timber surround and mantle, panelled walls seating and two stained glass windows, bay window with stained glass top lights, beamed ceiling, two radiators.

### SITTING ROOM

14'2" x 13'7" into bay

Leaded light, stained glass bay





window, fireplace with copper canopy, shelving, ceiling cornices, radiator.

#### KITCHEN

14'2" x 11'11"

Stainless steel one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wine rack, wall cupboards, integrated oven/grill and four burner ceramic hob unit with extractor hood above, Hotpoint dishwasher, terrazzo tiled floor, two uPVC leaded lights, double glazed windows, radiator.

#### REAR HALL

Terrazzo tiled floor, composite door to rear.

#### UTILITY ROOM

7'0" x 6'2"

Enamel single drainer sink unit, cupboards under, wall cupboards, quarry tiled floor, plumbing for washing machine, two uPVC leaded light double glazed windows.

#### CLOAKROOM

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled floor, part tiled walls.

#### A FINE STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

19'8" x 8'0"

Two double wall lights, radiator, access to large boarded roof space.

#### MASTER BEDROOM

17'10" into bay x 15'5" plus recess

Leaded light, stained glass bay window, radiator.

#### BATHROOM

8'11" x 8'0"

White suite comprising panel bath with Triton shower over, pedestal hand basin and low flush W/C, fully tiled walls, cupboard housing Worcester gas fired combination boiler (2012), uPVC double glazed leaded light Oriel window.

#### BEDROOM NO. 2

14'3" x 14'3" into bay

Tiled shower cubicle with Triton shower and seat, uPVC



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double glazed leaded light, box bay window, bed light switch, ceiling cornices, radiator.

#### **BEDROOM NO. 3**

14'2" x 11'7"

Vanity unit with inset hand basin, uPVC leaded light double glazed window, bed light switch, radiator.

#### **BEDROOM NO. 4**

14'3" x 10'6"

Leaded light window with stained glass top lights, fitted cupboards, radiator.

#### **OUTSIDE**

Out offices and garage of matching construction comprising:

#### **WASH HOUSE**

8'1" x 7'0"

Wall cupboard

#### **LOG STORE**

7'1" x 6'1"

#### **GARAGE**

20'4" x 7'5"

Double doors, power and light.

Outside tap, garden shed, greenhouse. A flagged terrace with steps to garden.

#### **GARDEN**

The gardens have matured over the years and provide a lovely setting. They are lawned with herbaceous and flower borders, specimen trees, crazy paved seating area, mature trees including fir and apple.

#### **SERVICES**

All mains services are connected to the property. Water meter.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

#### **TENURE**

Freehold with vacant possession upon completion.

#### **COUNCIL TAX**

Band F.

#### **VIEWING**

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214

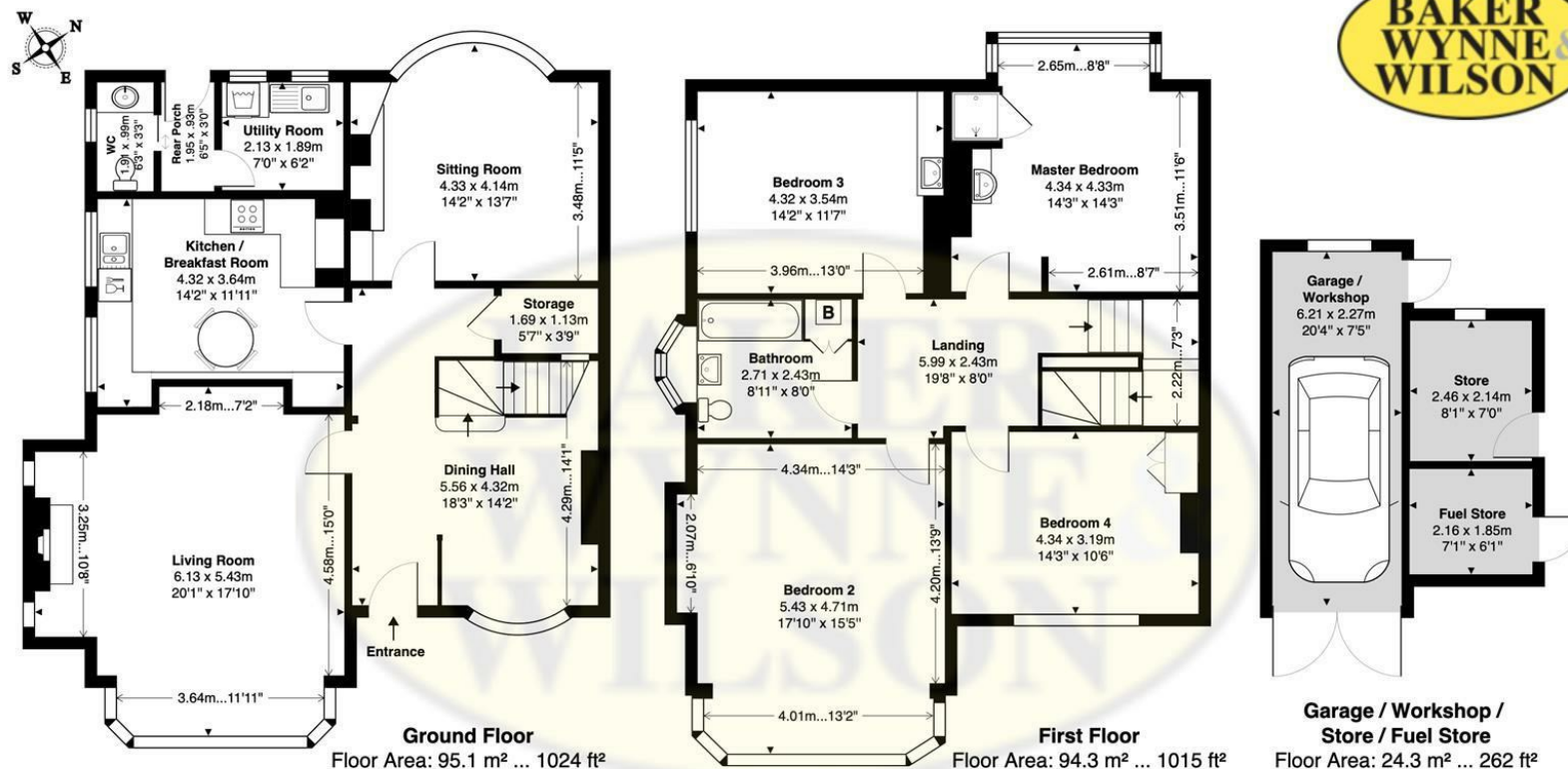


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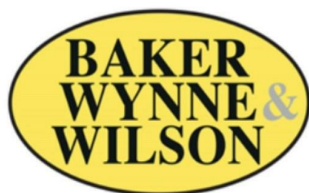
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All Building Parts Approximate Gross Internal Area: 213.7 m<sup>2</sup> ... 2300 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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