



32 Manor Avenue, Wistaston, Crewe, Cheshire, CW2 8BD

Guide Price £575,000



In association with



AN ATTRACTIVE CONTEMPORARY STYLE DETACHED FAMILY HOME SET IN A MOST FAVOURABLE RESIDENTIAL LOCALITY WITH IMMEDIATE ACCESS TO SURROUNDING BUSINESS CENTRES.

SUMMARY

Entrance Hall, Cloakroom, Lounge, Kitchen/Breakfast and Dining Area, Utility Room, Study, Master Bedroom with Dressing Room and En-suite, Three Further Bedrooms, Family Bathroom,

Ample Parking with 'In and Out' Driveway. Pleasant Gardens towards the rear of the property with Store Room.

DESCRIPTION

The property occupies a most attractive position within this sought after residential area which contains a wide variety of housing designs. Originally the house would have been built in the late 1960's, early 1970's. The present owners, over the last ten years, have vastly improved the accommodation with various two storey extensions and a complete renovation programme. The whole now creates a very much contemporary style living family home with open plan living and ample light and spaciousness throughout. The whole is complimented with quality fixtures and fittings particularly in the kitchen and bathroom areas. It also has the benefit of a tarmacadam In and Out driveway offering parking for several vehicles. There is also a generous rear garden being fully enclosed enjoying the morning sun. Altogether we would recommend an inspection of the property.

DIRECTIONS

From Nantwich proceed along Crewe Road, past The Peacock Hotel, straight on at the roundabout, through Wells Green traffic lights, take the second turning on the left after the BP Garage which is Manor Avenue and the property is situated towards the top end of the Avenue on the right hand side.

LOCATION & AMENITIES

The property enjoys an attractive setting on the Crewe/Wistaston border, approximately one mile from Crewe Railway Station, offering excellent fast intercity links (London Euston in 90 minutes, Manchester in 40 minutes). The historic market town of Nantwich is around three miles away and features a wide range of renowned retailers and boutique shops. Manchester Airport lies 45 miles to the north, while Junction 16 of the M6 motorway is approximately seven miles away.

Everyday amenities are close at hand, with a BP/Tesco Express just a short 10-minute walk from the property — ideal for convenient, day-to-day shopping. The nearby Rope Lane Medical Centre provides accessible healthcare services, and both primary and secondary schools can be found within easy reach in Wistaston and Shavington.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

16"1' x 6"6'

Radiator, laminated floor, double glazed front door and windows. Walk in under stairs Cloakroom/Closet area with hanging fittings.

CLOAKROOM

5"8' x 3"6'

With a 2-piece suite, double glazed window, radiator and oak flooring.

LIVING ROOM

19"5' x 18"0'

Enjoys bi folding doors full length of the room, three Velux sky lights, various wall light points, radiators, central attraction being a working wood burning stove, doors opening to the Breakfast Area.

KITCHEN/BREAKFAST/DINING ROOM

27"11' x 12"3"

Enjoys a superb range of cream laminated units with Quartz work surfaces, Bosch double oven, Bosch four burner hob unit, one and half bowl sink unit, extractor hood, integrated fridge freezer and dishwasher, various wall cupboards, breakfast bar, double glazed window to front, porcelain tiled floor, access to spacious utility room, downlighters,



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DINING AREA

Dining Area flows from the Kitchen/Breakfast area with French doors opening to the rear of the property.

UTILITY ROOM

10'0" x 9'1"

wall mounted Worcester Bosch boiler, mega flow hot water system, double glazed window and door, radiator, plumbing for washing machine, tumble dryer vent, downlighters.

SNUG/STUDY

15'10" x 7'9"

Located towards the front of the property with a large double glazed picture window, radiator, TV point, built in bookshelves.

STAIRS LEAD TO SPACIOUS LANDING

17'7" x 10'9"

With double glazed window and radiator.

MASTER BEDROOM

14'0" x 11'0"

Located towards the rear with radiator, double glazed window, TV point, archway opening to the Dressing Area.

DRESSING AREA

9'1" x 7'5"

With built in Ladies and Gents wardrobe, radiator, double glazed window.

ENSUITE SHOWER ROOM

9'2" x 7'8"

Fancy wash basin, low level W/C, large shower cubicle, power unit, fully decorative tile walls and floor, heated towel rail, double glazed window.

BEDROOM

13'5" x 8'9"

Double room towards the front. Double glazed window, radiator.

BEDROOM

10'5" x 8'11"

Radiator, double glazed window.

BEDROOM/NURSERY ROOM

9'0" x 8'2"

Radiator.

FAMILY BATHROOM

10'7" x 8'4"

With a white suite, an attractive bath, pedestal wash basin, low level W/C, shower cubicle, power unit, heated towel rail, double glazed window, decorative tile walls.

OUTSIDE

Towards the front of the property there is a Tarmacadam In and Out driveway with a central lawn area. Pedestrian access leads to the rear garden and is presently secluded, extensive patio area, exceptional lawn area, borders fully enclosed enjoying the morning sun.

Store Room 8'2" x 9'2"

SERVICES

All mains services are connected to the property.

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.

COUNCIL TAX

Band F.

VIEWING

By appointment with Baker Wynne and Wilson

Tel: 01270 625214

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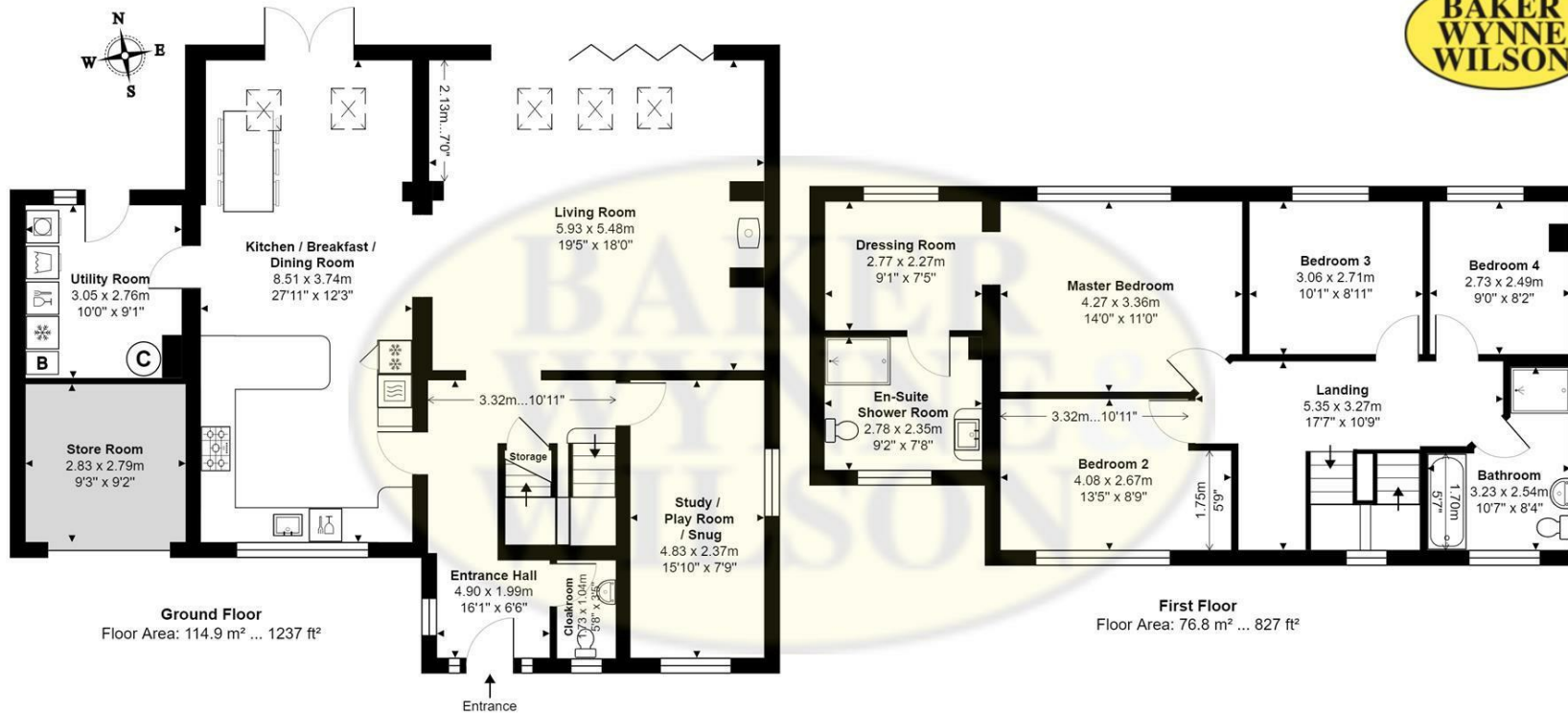
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Approximate Gross Internal Area: 191.7 m² ... 2064 ft²

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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