

2 Wellswood Drive, Wistaston - CW2 6RE

Guide Price **£379,500**

BAKER WYNNE & WILSON in association with GASCOIGNE HALMAN

2 Wellswood Drive

Wistaston, Crewe

AN ATTRACTIVE, TASTEFULLY MODERNISED, DETACHED BUNGALOW WITH A GARAGE AND PLENTY OF PARKING SPACE, OCCUPYING A PRIME POSITION, FRONTING ROPE LANE, WITHIN EASY WALKING DISTANCE OF MANY KEY AMENITIES

SUMMARY

Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility/Rear Porch, Cloakroom, Two Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Attached Brick Garage, Parking for up to nine cars, Gardens.

DESCRIPTION

This interesting, well appointed and rare detached bungalow was built in the early 1960's by Yoxall of brick under a tiled roof. It has been extensively modernised by the present owners over the last 10 years. To its great advantage the bungalow enjoys vehicular access from both Rope Lane and Wellswood Drive. It is a home that can be moved into and immediately enjoyed with no need for capital expenditure. Likewise, and subject to planning permission, there is significant scope for extension or loft conversion if required.



2 Wellswood Drive

Wistaston, Crewe

LOCATION & AMENITIES

2 Wellswood Drive is situated in a most appealing and established residential area in the heart of Wistaston. There is a Spar, Post Office within minutes walk. It is ideally located 3 miles from Nantwich and 2 miles from Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes). Junction 16 of the M6 motorway is 8 miles and Manchester International Airport about a 45 minute drive.

DIRECTIONS - CW2 6RE

Accommodation with approximate measurements comprises:



ENTRANCE PORCH

ENTRANCE HALL
9' 6" x 3' 9" (2.90m x 1.14m)
Composite entrance door, built in cupboard.

SITTING ROOM
12' 9" x 11' 5" (3.89m x 3.48m)
Double glazed bay window to front, double glazed window to side, timber fire surround with electric coal effect fire, double doors to dining room.

DINING ROOM
12' 10" x 8' 10" (3.91m x 2.69m)
Sliding double glazed patio windows to wheel chair ramp.

KITCHEN/BREAKFAST ROOM
15' 1" x 14' 3" (4.60m x 4.34m)
One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, breakfast bar, Zanussi integrated oven and grill and five burner gas hob unit with extractor hood above, integrated dishwasher, cupboard housing Worcester gas fired boiler. Patio door access to rear garden.

UTILITY ROOM/REAR HALL
6' 8" x 5' 9" (2.03m x 1.75m)
Plumbing for washing machine, space for washing machine and tumble dryer. uPVC door to rear.

CLOAKROOM
White suite comprising low flush W/C and vanity unit with inset hand basin.

BEDROOM NO. 1
13' 0" x 10' 9" (3.96m x 3.28m)
Double glazed bay window.

BEDROOM NO. 2
11' 6" x 9' 9" (3.51m x 2.97m)







BATHROOM
7' 8" x 7' 6" (2.34m x 2.29m)
White suite comprising panel jacuzzi bath with mixer shower, low flush W/C and vanity unit with inset hand basin, Aqua panel walls shower cubicle with rain head shower and hand held shower, access to large roof space.

OUTSIDE
Attached brick GARAGE (20'4" x 8'9") up and over door, personal door. Vehicular access from Rope Lane and Wellswood Drive. Outside tap. Outside plugs. Concrete wheelchair ramp to Dining Room.

GARDENS
The bungalow stands nicely back from Rope Lane in a lovely garden setting. The gardens extend to the front, side and rear. They are lawned with shrubs, specimen trees, herbaceous and flower borders and a hedgerow boundary.

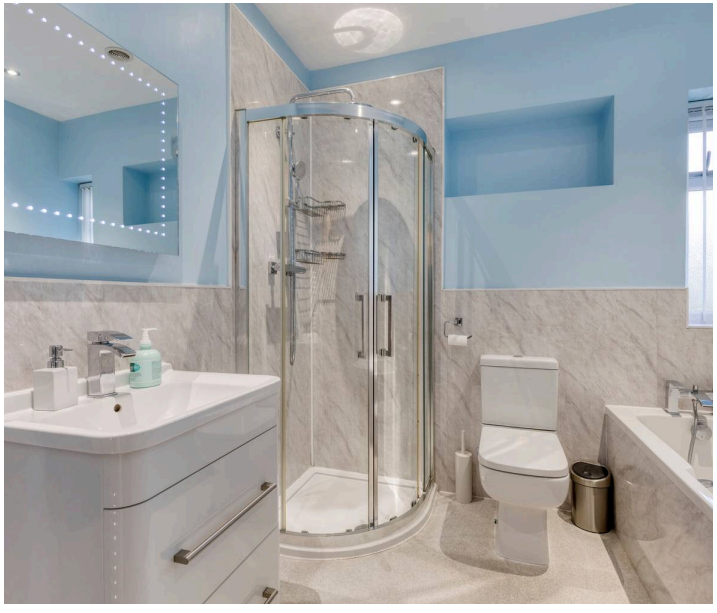
SERVICES
All mains services are connected to the property.

TENURE
Freehold.

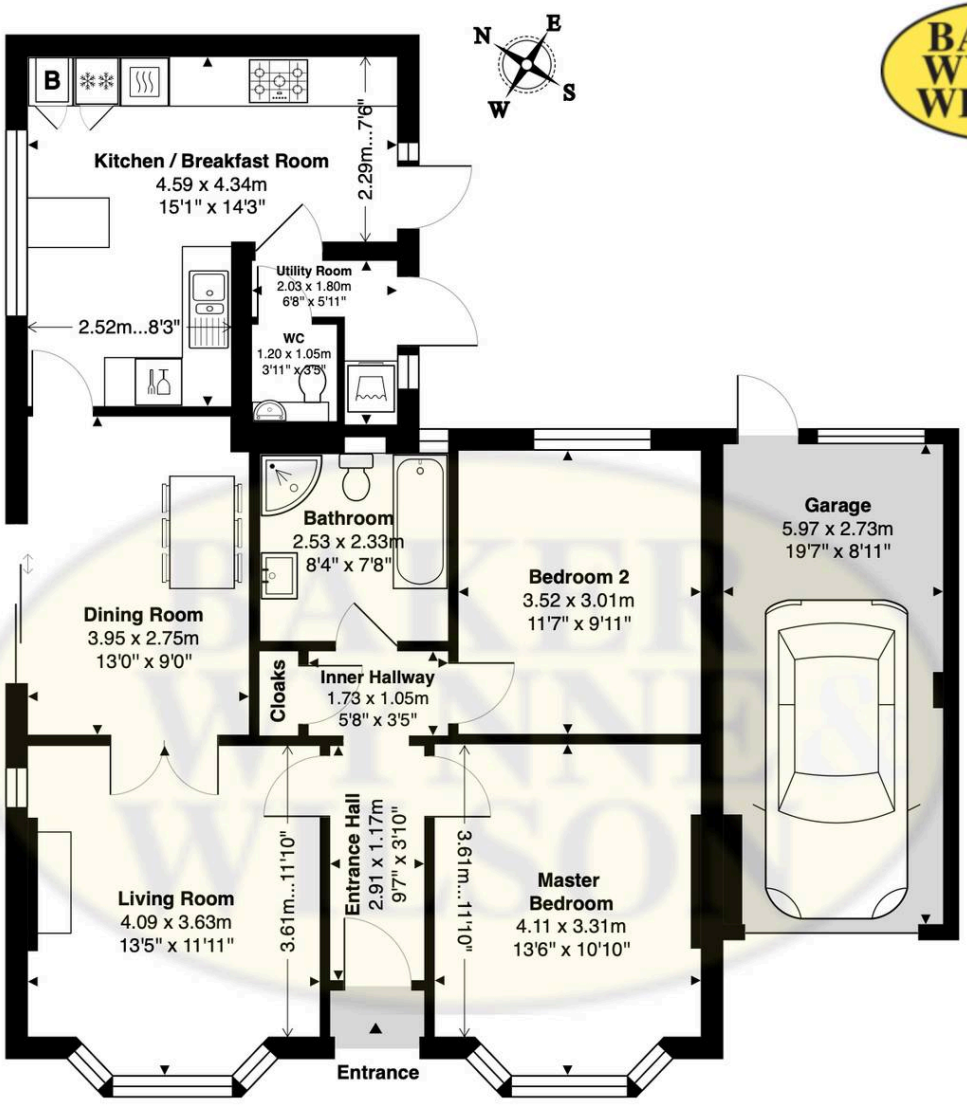
COUNCIL TAX
Band D.

VIEWINGS
By appointment with Baker, Wynne & Wilson.









2 WELLSWOOD DRIVE, WISTASTON, CREWE, CHESHIRE, CW2 6RE

Approximate Gross Internal Area: 103.1 m² ... 1110 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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