



“Greyfriars”, 11 Sandylands Park, Wistaston CW2 8HE



A superb deceptively spacious three bedroom semi-detached house in a fine and most sought after position off Church Lane in Wistaston with versatile accommodation of appeal and South facing gardens enjoying lovely surrounding aspects. Open plan lounge/dining room, breakfast kitchen, sitting room/bedroom three and cloakroom. Large master bedroom with en-suite shower room, further double bedroom and shower room. Viewing highly recommended.

- A superbly situated two/three bedroom semi-detached house
- Enjoying lovely surrounding aspects in a fine position off Church Lane in Wistaston
- Entrance drive, South facing landscaped gardens and garden garage/workshop
- Large master bedroom suite with en-suite shower room, further double bedroom and shower room
- Large open plan lounge with dining area and fully appointed breakfast kitchen
- Sitting room/bedroom three and cloakroom
- In a highly regarded nearby to local day-to-day facilities and schooling
- Early completion available

#### Agents Remarks

This delightfully situated and deceptively spacious property benefits from versatile and well arrayed accommodation that stands in a highly favoured, established location off Church Lane. Wistaston is very highly regarded for its proximity to junior schooling at Church Lane Primary School, Berkeley Academy and to Shavington High School. The local Spar post office provides for day-to-day requirements and Rope Green Medical Centre is nearby. The area is well situated for easy access to both Crewe and historic Nantwich.

#### Property Details

A tarmac drive stands to the front of the property providing parking facilities and a brick edged path leads to a high quality uPVC double glazed door allowing access to:

#### Enclosed Entrance Hall

With dado rail and a full height glazed panel door leads to:



**Open Plan Lounge/Dining Room 28' 1" x 11' 9" max (8.56m x 3.59m max)**

A delightful reception room with a uPVC double glazed window to front elevation, uPVC double glazed sliding patio doors to rear elevation benefiting from fine South facing aspects, living flame gas fire inset within surround upon raised hearth and mantel over, exposed feature chimney breast, two radiators and a sectional glazed pine panel door leads to:

**Breakfast Kitchen 21' 9" max x 8' 1" max (6.64m max x 2.46m max)**

Enjoying attractive aspects to the front elevation via a full width uPVC double glazed window, wall mounted gas fire central heating boiler, uPVC double glazed windows to side elevation, full range of Oak fronted base and wall mounted units, attractive working surfaces, single drainer sink unit with mixer tap, four ring gas hob with built-in oven beneath, part tiled walls, plumbing for washing machine, radiator, uPVC double glazed door to outside and a panel door leads to:

**Cloakroom**

With WC, wash basin incorporating cupboard beneath and extractor fan.

From the Breakfast Kitchen a sectional glazed pine door leads to:

**Inner Hall**

With a staircase ascending to first floor and a sectional glazed pine door leads to:

**Sitting Room/Bedroom Three 10' 5" x 12' 1" max (3.17m x 3.69m max)**

With a full width uPVC double glazed window to rear elevation, radiator and a deep built-in double wardrobe.

**First Floor Landing**

With a panel door to large deep eaves storage cupboard, radiator and a door leads to:

**Bedroom One 13' 4" max x 20' 2" max (4.07m max x 6.15m max)**

A spacious room with uPVC double glazed eaves windows to South elevation overlooking rear garden with attractive aspects, radiators and a panel door leads to:

**En-Suite Shower Room**

With a tiled shower enclosure incorporating folding screen door and electric shower over, WC, vanity wash basin with cupboards beneath, part tiled walls, radiator and extractor fan.



### Bedroom Two 14' 5" x 8' 2" (4.39m x 2.48m)

With a full width uPVC double glazed window to front elevation providing attractive aspects and radiator.

### Shower Room 10' 6" x 4' 4" (3.20m x 1.31m)

With a large tiled walk-in shower cubicle incorporating full height screen and overhead shower, WC, tiled walls, pedestal wash basin, radiator, built-in over stairs cupboard, uPVC double glazed window and access to roof space.

### Externally

The property stands on a wide road with a lovely front garden area, planted with a variety of plants and shrubs and a brick edged driveway provides great parking facilities. A gate to the side of the house provides access to the rear gardens which incorporate a large paved patio area and enjoy pleasant South facing aspects. The garden also incorporates a previous garage which provides excellent storage/workshop facilities.

### Tenure

Freehold.

### Services

All main services are connected (not tested by Cheshire Lamont).

### Viewings

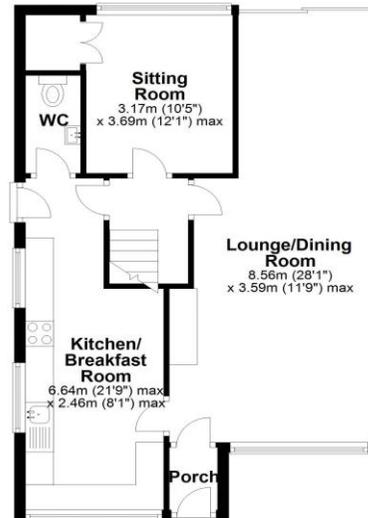
Strictly by appointment only via Cheshire Lamont.

### Directions

From Nantwich proceed out of town along Crewe Road and after passing through Willaston, turn left into Church Lane and turn left again into Sandylands Park.



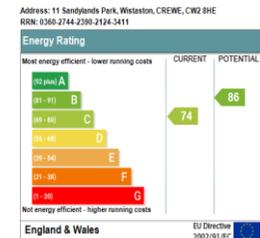
**Ground Floor**  
Approx. 57.3 sq. metres (616.4 sq. feet)



**First Floor**  
Approx. 52.7 sq. metres (566.7 sq. feet)



Floorplan is for illustrative purposes only  
Plan produced using PlanUp.



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CH01 Ravensworth 01670 713330