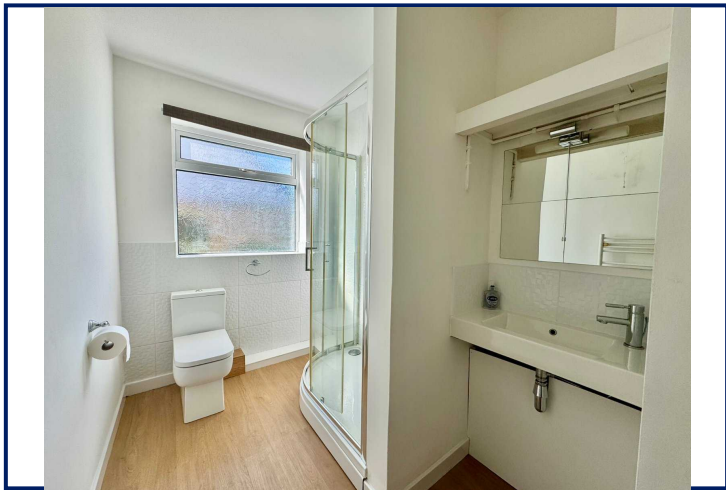




Church Lane, Wistaston, Crewe,
Cheshire, CW2

Asking Price: £330,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Church Lane, Wistaston, Crewe, Cheshire, CW2
Asking Price: £330,000 Freehold

Council Tax Band: D
EPC Rating: D

Set on the popular Church Lane in Wistaston, this detached true bungalow offers well-proportioned accommodation, generous outside space and excellent scope for updating or extending (subject to P.P) to suit individual requirements. The property is presented in fair condition and provides a practical foundation for creating a comfortable, tailored home in a well-established part of South Cheshire.

Outside, the property benefits from an in-and-out driveway to the front, providing useful parking and vehicular access to the substantial 20ft garage. The westerly aspect rear gardens include patio and lawn areas, while additional garden space extends to both sides, giving the plot an unusual degree of width and flexibility. The garden enjoys a private, non-overlooked aspect, providing a peaceful and secluded outdoor space.

The location is equally practical. Local shops and bus services are close by, while Wistaston Church Lane Academy is within the immediate area. Crewe and Nantwich provide broader shopping, leisure and professional facilities, with countryside, open spaces and walking routes nearby, including Wistaston Green. Crewe railway station is also readily accessible for regional connections.

Likewise, the potential for extending up into the loft will appeal to those wishing to create a spacious family home (subject to P.P)

A welcoming porch leads into the entrance hall, with a comfortable living room with a log burner providing a natural place to relax. At the heart of the property is an impressive 17ft kitchen/dining room, complemented by a impressive 26ft conservatory and separate utility room. There are two double bedrooms and a bathroom, creating a straightforward single-storey layout that will appeal particularly to those seeking adaptable accommodation without stairs.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Porch

Reception Hall

Living Room
14'10" x 12' (4.52m x 3.66m)

Kitchen/Dining Room
17'4" x 8'10" (5.28m x 2.7m)

Conservatory
26'10" x 7' max. (8.18m x 2.13m max.)

Utility Room

Bedroom One
12'6" x 12' (3.8m x 3.66m)

Bedroom Two
12' x 11' (3.66m x 3.35m)

Bathroom

Garden

Parking and Garage
20'10" x 9'10" (6.35m x 3m)

Loft Room

Buyers Note

Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.

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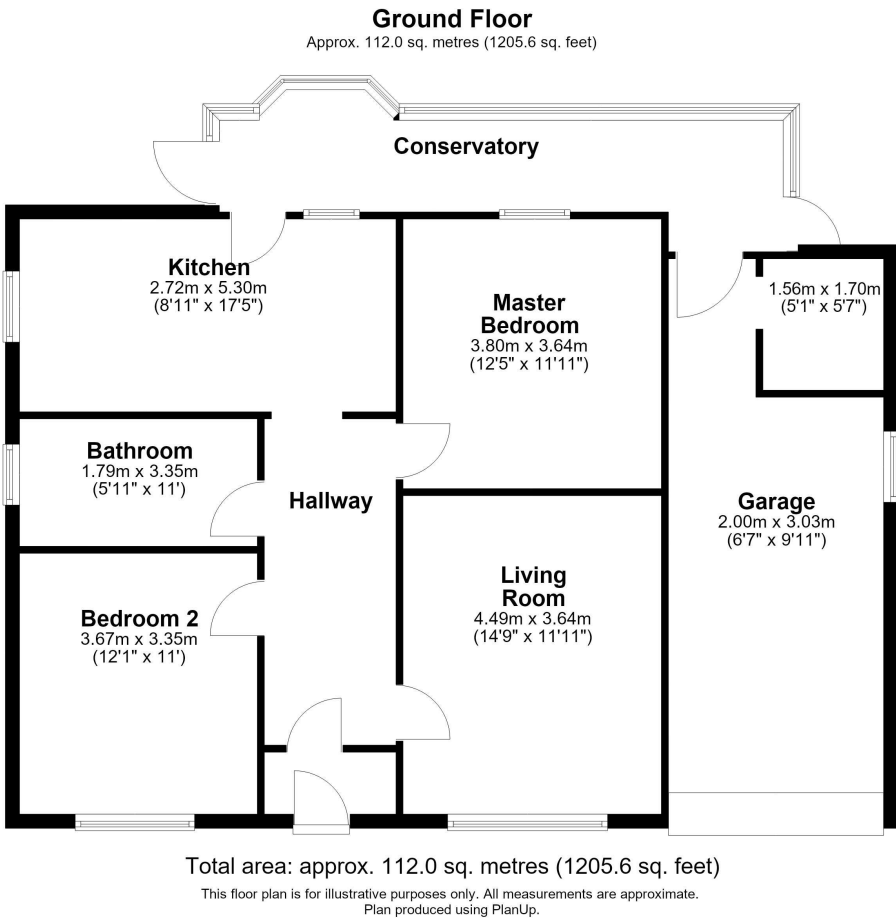
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk