



## 36 Princess Drive, Wistaston

£335,000 Freehold



Two Spacious Reception Rooms – Both the living room and sitting room feature fireplaces and benefit from generous natural light. • Well-Appointed Kitchen – Includes ample counter space, dual-aspect windows, and room for essential appliances. • Extensive Rear Garden – Includes two lawned areas, a greenhouse, and a detached garage. • Ample Off-Road Parking – Large driveway and front garden space provide excellent kerb appeal. • Desirable Village Location – Situated in the peaceful village of Wistaston, offering a friendly community feel with convenient access to Crewe, Nantwich, and local amenities. • No Chain – Offered with no onward chain, ensuring a smoother and faster purchase process.





This spacious two-bedroom bungalow is located in the village of Wistaston, offering generous living accommodation and a substantial plot with excellent outdoor space.

Internally, the property features a bright and airy living room with a beautiful bay window to the front aspect and an attractive fireplace, providing a warm and welcoming focal point. A separate sitting room, also featuring a fireplace, benefits from excellent natural light via two large windows overlooking the side of the property and the rear garden.

The kitchen is well-appointed, offering ample worktop space and room for essential appliances including a fridge-freezer, oven, and washing machine. Dual-aspect windows ensure the space is light and functional.

The primary bedroom is a generous double with built-in sink unit, while the second double bedroom enjoys another large bay window and plenty of space for furnishings. The bathroom comprises a full-size bath with overhead shower and a standalone sink.

Externally, the rear garden is a standout feature, boasting two lawned areas separated by concrete steps, along with a greenhouse and a detached garage. The front of the property offers further garden space and a large driveway providing ample off-road parking.

This bungalow offers excellent potential for modernisation and is ideal for those looking for a well-located home with versatile living space, generous gardens, and scope to personalise.

### **Location**

Wistaston village is situated 3 miles from the historic market town of Nantwich and benefits from shops and local public houses, village hall with active social calendar and community groups, church and mini supermarket within the area. There are local schools easily accessible from the property and excellent road connections to the A500 and M6 motorway network. Local bus routes also service the area along with Crewe Railway Station with fast access to London and other major cities.



Spacious 2-bed bungalow in Wistaston village offering generous living space, large bedrooms, substantial rear garden with greenhouse & garage, ample parking. Potential for modernisation.

Council Tax band: D

Tenure: Freehold

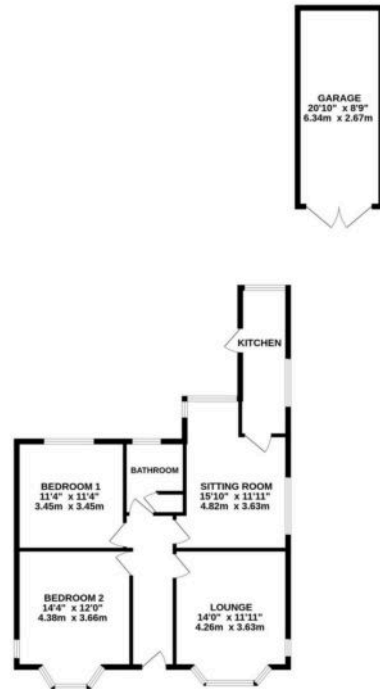
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR  
984 sq. ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq ft. (91.4 sq.m.) approx.

We warrant every effort has been made to ensure the accuracy of the foregoing prepared from measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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