



A characterful double fronted three bedroom mid terraced town house boasting beautiful original wooden flooring, original wooden internal doors and high ceilings.

With a super rear courtyard, the property deserves viewing to be fully appreciated.

**VIDEO TOUR AVAILABLE! MOTIVATED SELLER**



## DESCRIPTION

Briefly comprising; Entrance Hall, Living Room, Dining Room (possible bedroom four), Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. Enclosed rear yard. On street parking.

VIDEO TOUR AVAILABLE!

## CREWE

Crewe is a large conurbation located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

## NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London - Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment.



## THE ACCOMMODATION:-

With approximate dimensions comprises;

### ENTRANCE HALL

External composite double glazed door. Stairs to the first floor.

### DINING ROOM

13' 3" x 9' 10 into recess" (4.04m x 3m) Double radiator, double glazed window to front elevation, cupboard housing electric meter, original wooden flooring, picture rail, textured ceiling.

### LOUNGE

13' 3" x 11' 6 into recess" (4.04m x 3.51m) Double radiator, double glazed window to front elevation, TV point, marble hearth, picture rail, artexed ceiling.

### KITCHEN

14' 10" x 8' 2" (4.52m x 2.49m) Double radiator, double glazed window to rear elevation, dado rail, UPVC double glazed door with tilt and turn function window, door to understairs cupboard housing gas meter, range of matching eye and base units with work surface above and drawers below, cupboard housing wall mounted gas central heating boiler, one and half bowl sink unit, built in electric cooker, gas hob with extractor fan above, space and plumbing for washing machine and fridge under the counter top.



### FIRST FLOOR LANDING

Radiator.

### MASTER BEDROOM

13' 3" x 10' 7" into recess" (4.04m x 3.23m) Single radiator, double glazed window to front elevation. Build in cupboard and wardrobe space. Original wooden floor painted.

### BEDROOM TWO

13' 8" x 9' 8" into recess" (4.17m x 2.95m) Single radiator, double glazed window to front elevation. Loft space.

### BEDROOM THREE

8' 7" x 6' 10" plus 9'7" (into door recess). " (2.62m x 2.08m) Double radiator, double glazed window to rear elevation. Airing cupboard with shelving.

### BATHROOM

Double radiator, opaque window to rear elevation, suite comprising panelled bath and shower above, pedestal wash hand basin, low level w.c. Partial dado rail.

### EXTERNALLY

To the rear is a brick built w.c, brick shed , flagged patio area, gate to the rear communal access.

### EPC RATING: D

### COUNCIL TAX BAND: A

### SERVICES

All mains water, gas, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating.

NOTE: No tests have 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.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.







### **SALES PARTICULARS & PLANS**

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.



### **ALL MEASUREMENTS**

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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### **MARKET APPRAISAL**

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.





## FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

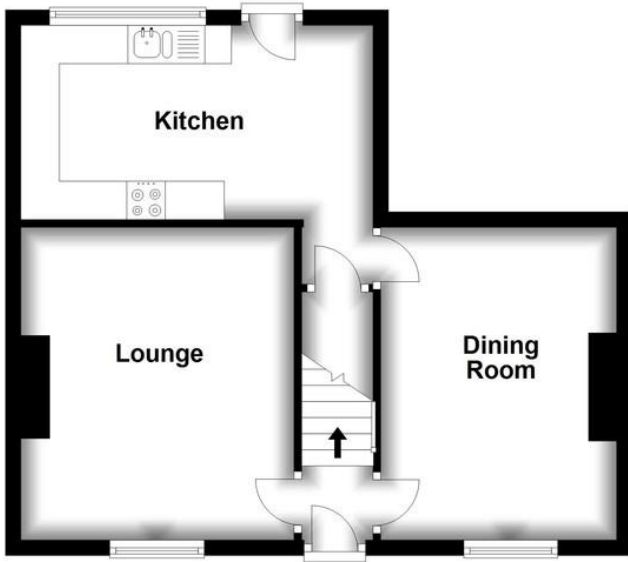


For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



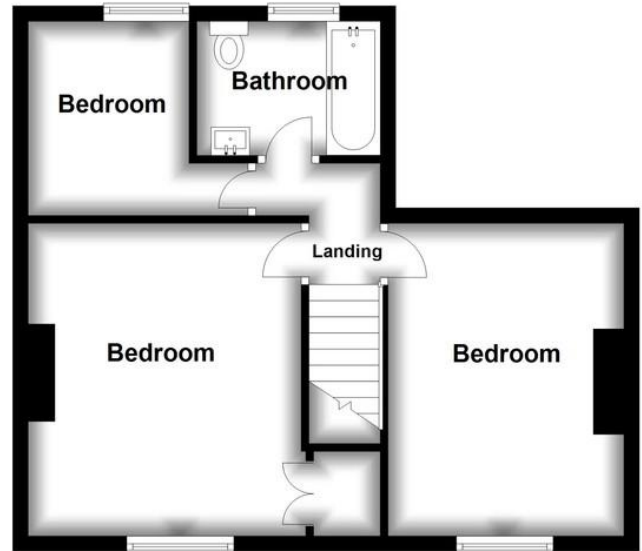
### Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 87.1 sq. metres (938.0 sq. feet)

