



70 WISTASTON ROAD | CREWE | CHESHIRE | CV2 7RE | OIRO £79,950



# 70 Wistaston Road, Crewe, Cheshire, CW2 7RE

Conveniently located within Crewe, the property has been a long term buy to let property offering the ideal opportunity for any seasoned or new starter landlord or indeed first time buyers etc.

Briefly comprising; Hall, Dining Room, Living Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bathroom. Steps descending to paved rear yard, cellar.  
UPVC double glazing and gas central heating.

**NO CHAIN**





## NEARBY NANTWICH TOWN

### DIRECTIONS

Proceed from Nantwich towards Crewe along Crewe Road. Turn left into Church Lane and at the mini roundabout turn right into Valley Road and continue along Stewart Street to the junction. Turn right into Wistaston Road where the property will be observed on the right hand side.

### CREWE

Crewe is a railway town within the unitary authority area of Cheshire East & perhaps best known as a large railway junction. From 1946 until 2002, it was also the home of Rolls Royce motor car production. The Pym's Lane factory on the West of the town now produces Bentley Motorcars exclusively.

The town has two small shopping centres; the Victoria Centre & the Market Centre. There are indoor and outdoor markets throughout the week. Grand Junction Retail Park is just outside the centre of town. Nantwich Road provides a wide range of secondary local shops, with a variety of small retailers and estate agents. Crewe railway station is less than a mile from Crewe town centre. It is one of the largest stations in the North West and a major interchange station on the West Coast Main Line. It has 12 platforms in use and has a direct service to London (Euston) (average journey time of around 1 hour 30 minutes), Edinburgh, Cardiff, Liverpool, Manchester, Birmingham, Glasgow, Derby, Stoke-on-Trent, Chester, Wrexham, Holyhead for the ferry connections to Dun Laoghaire and Dublin Port. Many other towns and cities also have railway connections to Crewe.

## NEARBY NANTWICH TOWN

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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

UPVC double glazed entrance door. Ceiling light point. Wood effect laminated flooring. Stairs rising to the first floor. Ceiling cornice. Radiator.

#### DINING ROOM

(10'9" max x 11'11" max) Ceiling light point UPVC double glazed window to the rear. Radiator. Feature fire surround and wood effect laminated flooring. TV aerial. Built in understairs cupboard. Door to the kitchen.

#### LIVING ROOM

(10'10" max overall x 10'10" max overall) UPVC double glazed window to the front. Radiator. Electric fireplace. Ceiling light point. Cupboard housing meters. Telephone point.

#### KITCHEN

(6'10" x 9'9") Modern wall and base and drawer units with rolled top laminated work surfaces and inset stainless steel single drainer sink unit. Ceiling light point. UPVC double glazed window to the side elevation. Electric cooker slot and space for tall fridge freezer. Part tiled walls. Radiator. Space for washing machine. UPVC double glazed door to side.



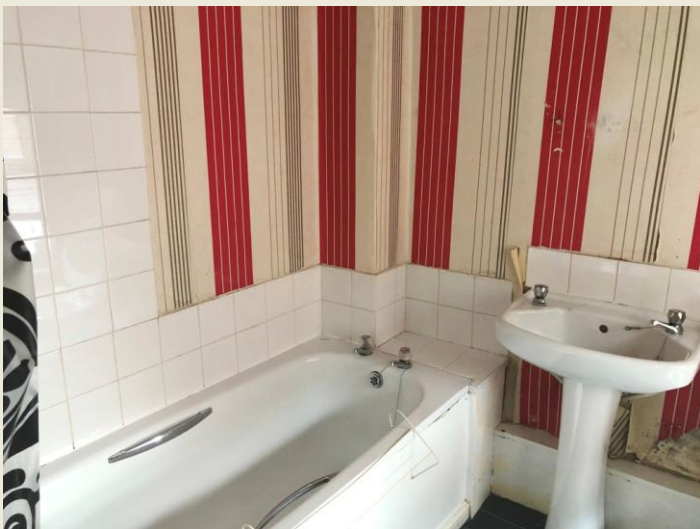


#### FIRST FLOOR LANDING

Ceiling light point. Exposed part painted wood floor. Radiator. Smoke detector. Small loft access.

#### BATHROOM

(9'8" x 6'11") Panelled bath with electric shower over. Pedestal wash hand basin. Low level WC. Ceiling light point. Part tiled walls. UPVC double glazed window to the side. Wall mounted Worcester gas central heating boiler. Radiator. Built in cupboard with shelving.



#### BEDROOM TWO

(11'10" max overall x 7'0" max plus recess) Ceiling light point. UPVC double glazed window to the rear. Decorative fireplace. Radiator. Built in cupboards.





#### BEDROOM ONE

(14'1" max overall x 11'0" max overall) Ceiling light point. UPVC double glazed window to the front. Radiator. TV aerials.



#### EXTERIOR

On road parking where available. Stone steps from the rear door to the brick paved yard. Door to cellar storage. Timber gates to rear.

EPC RATING: D

COUNCIL TAX BAND: A

#### SERVICES

All mains water, gas, electricity & drainage 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 & PLAN/S

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.

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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, 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.



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