



5 VERDIN COURT | CREWE | CHESHIRE | CW1 3YQ | OIRO £115,000





# 5 Verdin Court, Crewe, Cheshire, CWI 3YQ

The stunning beautifully appointed & incredibly deceptive two bedroom first floor apartment offers superb manageable accommodation and is situated within a pleasant established cul de sac. The most impressive feature is the external space on offer by way of the unusually large driveway providing parking for several vehicles & the charming gravelled rear courtyard offering a high degree of privacy.

The accommodation briefly comprises; Entrance Vestibule with stairs rising to the first floor, First Floor Landing, Living Room with pleasant front outlook, Kitchen Diner with integrated appliances & view of the charming courtyard, Bedroom One, Bedroom Two & stunning contemporary Shower Room. UPVC D.G. & Gas C.H.

The property is ideal for anyone requiring excellent commuting links, owner occupiers or perhaps buy to let investors.

Viewing is strongly recommended to appreciate the property.







#### DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street to the mini roundabout, and continue onto Hospital Street. At the 'Churches Mansion' roundabout take the first exit & take the third exit at the next roundabout onto Crewe Rd (B5338). At the roundabout, take the 1st exit onto Nantwich Bypass (A51). At the 'Alvaston' Roundabout, take the 4th exit onto Middlewich Road (A530) & continue. At the roundabout, take the 3rd exit onto Coppenhall Lane (A532) & proceed. Turn left onto Minshall New Road and at the roundabout, take the 3rd exit onto Bradfield Road (B5076). Turn left onto Parkers Road & right into Tollemache Drive. Take the right turn into Verdin Court. The property will be observed on the left hand side.

#### CREWE

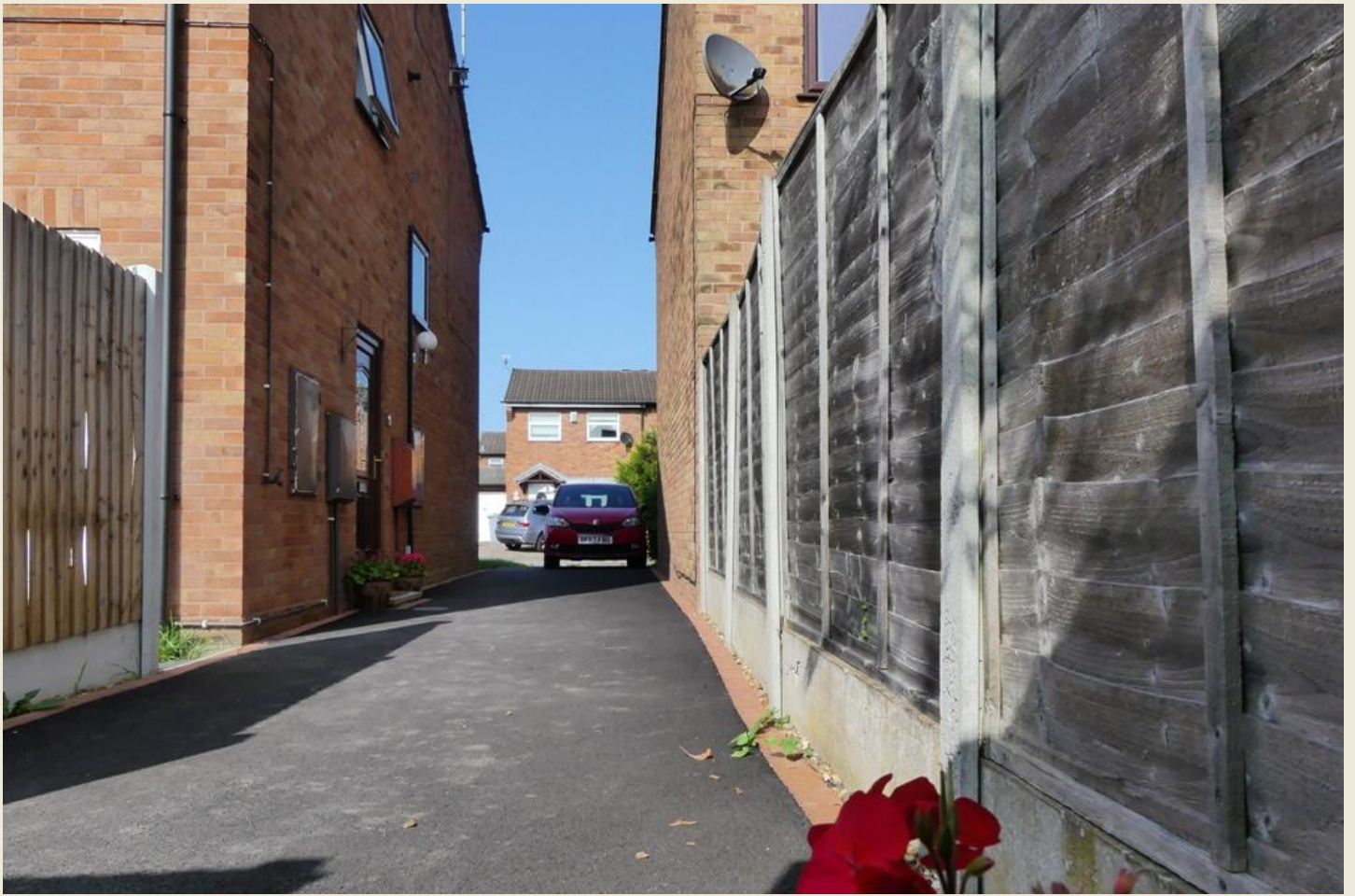
Crewe is a large conurbation located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being 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. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







#### AGENTS NOTE:

An immaculately appointed apartment boasting a wonderful size rear gravelled courtyard garden & incredibly long driveway in a highly convenient location, ideal for anyone requiring commuting ability, particularly for Bentley & Leighton Hospital.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE VESTIBULE

UPVC Double glazed entrance door. Ceiling light point & stairs rising to the first floor.

#### FIRST FLOOR LANDING

Light point, uPVC double glazed window to side.







#### LIVING ROOM

Comfortably appointed & neutrally decorated with a pleasant outlook to the front. Ceiling light point, radiator, uPVC double glazed window to the front, TV & telephone point.







#### KITCHEN DINER

An excellent space featuring a comprehensively well equipped kitchen with cream coloured wall, base & drawer units with roll top laminate work surface & inset sink unit.

Ceiling light points, double glazed window to the rear elevation with a delightful aspect over the charming courtyard garden, part tiled walls.

Cooker slot with fixed extractor over, integrated fridge freezer, dishwasher, washing machine. Ample space for table & chairs.





### BEDROOM ONE (FRONT)

Ceiling light point, radiator, uPVC double glazed window to the front elevation, built in wardrobes.

### BEDROOM TWO (REAR)

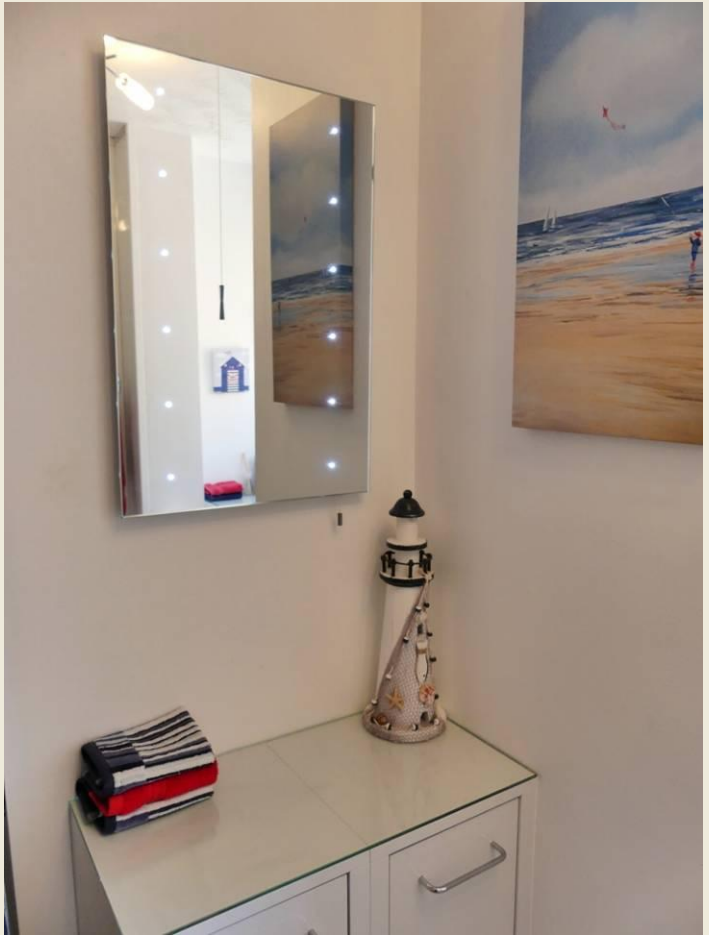
Ceiling light point, radiator, uPVC double glazed window to the rear elevation, built in wardrobes.



### SHOWER ROOM

A stunning remodeled shower room presented with contemporary fittings, featuring a large walk in shower cubicle with mains shower, low level WC, wash hand basin, recessed ceiling spotlights, chrome ladder radiator/towel rail, uPVC double glazed window.









#### EXTERIOR

The property stands within a pleasant mature residential locality & stands well back from within the cul de sac itself. Unusually, the apartment enjoys a large Tarmacadam driveway providing extensive off road parking.

In turn this leads to the gated gravelled courtyard. The courtyard is of a very generous size & boasts a high degree of privacy, whilst being incredibly low maintenance. An attractive climbing shrub provides a pretty backdrop whilst there is ample space for furniture & storage.

#### EPC RATING: C

#### COUNCIL TAX BAND: A

#### SERVICES

All mains services are either connected or available locally (subject to statutory undertakers costs & conditions).

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

"Leasehold with Peppercorn Rent. Term is 2000 years from 1st May 1980 - Price Homes (Midland) Ltd. States outside door (front door) and stairs belong to upstairs Maisonette.

No monies/charges/ground rents/community charges/fees mentioned under the Land Registry".

#### 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.

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#### 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.

#### 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

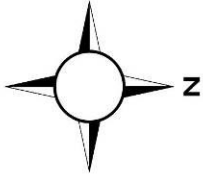
We can help you fund your new purchase with mortgage advice!

\*\* 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.

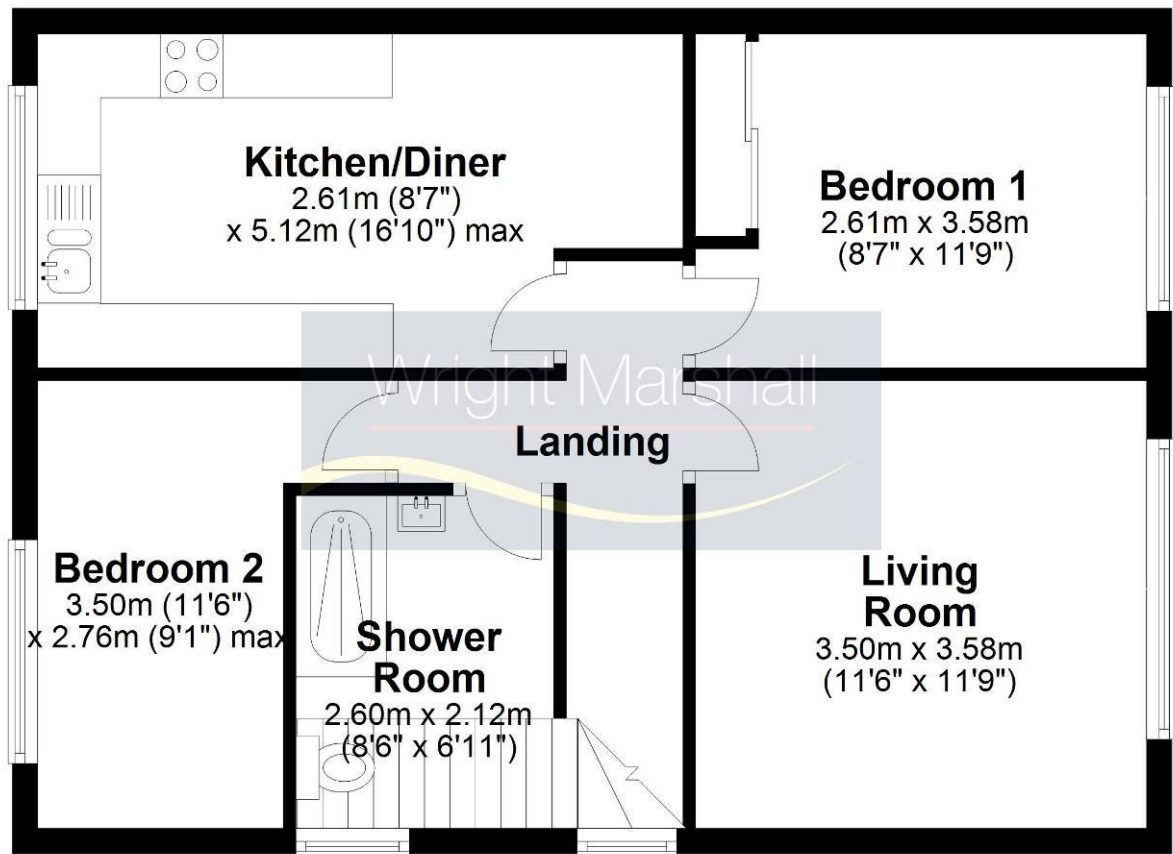






## Floor Plan

Approx. 54.9 sq. metres (590.6 sq. feet)



Wright Marshall  
Estate Agents

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