



111 WESTMINSTER STREET | CREWE | CHESHIRE | CW2 7LG | OIRO £120,000



# 111 Westminster Street, Crewe, Cheshire, CW2 7LG

An excellent opportunity to acquire a well maintained three bedroom mid terrace town house of considerable appeal , whilst also being ideal for first time buyers.

Briefly comprising; Entrance Hall, Living Room, Dining Room, Kitchen.  
First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

There is deceptively spacious accommodation, rear paved yard & on road parking.

UPVC D.G. & Gas C.H

Existing tenants vacating – ideal buy to let opportunity.







#### DIRECTIONS

Proceed from the Agents office in Nantwich to Crewe, along Crewe/Nantwich Road. Observing 'Aldi' on your right hand side, take the second left turn into Westminster Street & the property will be observed on the left 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

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;



#### ENTRANCE HALL

UPVC Double glazed entrance door, ceiling light point, plaster work details, radiator, stairs rising to the first floor. Door to the dining room.

#### LIVING ROOM

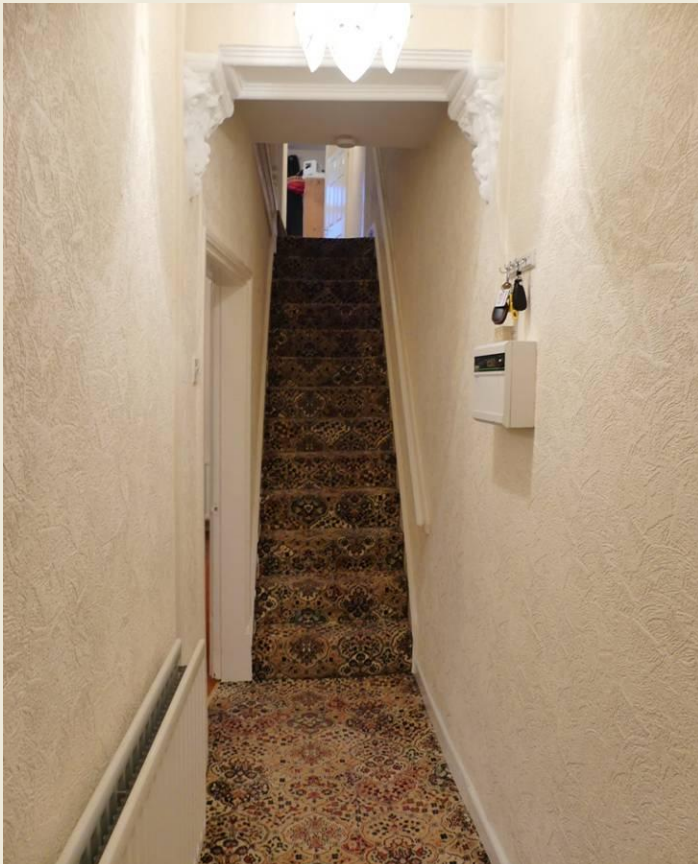
Ceiling light point, ceiling coving, TV & telephone points, large uPVC double glazed bay window, brick fireplace with side shelving, radiator. Doors to dining room.

#### DINING ROOM

Ceiling light point, ceiling coving, brick fire place, uPVC double glazed window to the rear, radiator. open to the kitchen.

#### KITCHEN

Well equipped with a modern range of wall, base & drawer units, roll top laminate work surface, inset 1.5 bowl sink unit & mixer tap. Integrated four burner gas hob with extractor over & oven beneath. Space & plumbing for washing machine, space for under counter fridge & freezer. Ceiling light point, ceiling coving, uPVC double glazed window to side & door to the yard. Part tiled walls, tile effect floor. 'Utility' recess with roll top laminate work surface, space for tumble dryer, light point, wall mounted gas central heating boiler.







**FIRST FLOOR GALLERIED LANDING**

Ceiling light point



**BEDROOM ONE**

Ceiling light point, radiator, two uPVC double glazed windows to the front elevation.

**BEDROOM TWO**

Ceiling light point, radiator, two uPVC double glazed window.

**BEDROOM THREE**

Ceiling light point, radiator, two uPVC double glazed window.

**BATHROOM**

Panel bath with electric shower over, low level WC, pedestal wash hand basin, ceiling light point, part tiled walls, uPVC double glazed window, radiator.





#### EXTERIOR

Paved frontage with low brick wall.  
On road parking. Rear paved yard with timber shed.  
Pedestrian yard to rear pathway (providing wheelie bin access).

EPC RATING: D

COUNCIL TAX BAND: TBC

#### SERVICES

All mains water, drainage, gas & electricity services are either connected or available locally (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. 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

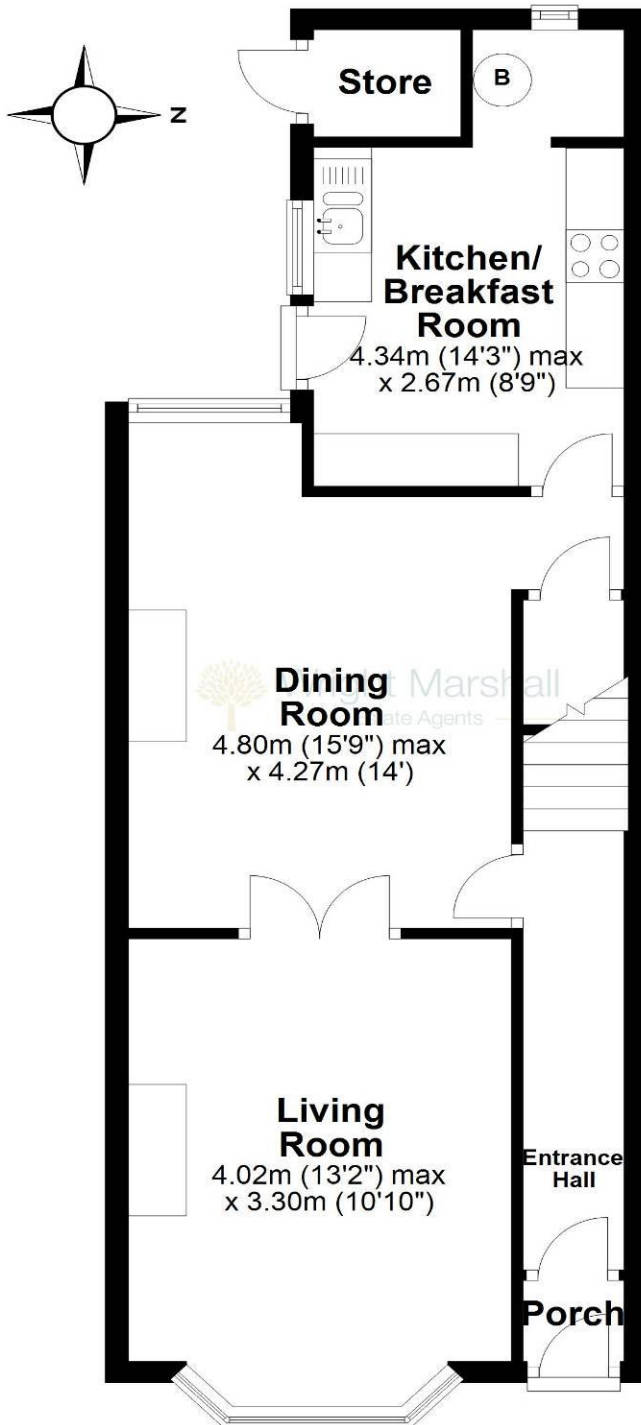
We can help you fund your new purchase with mortgage advice!

\*\* 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, 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. 48.4 sq. metres (521.1 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)

