



7 MALBANK ROAD | CREWE | CHESHIRE | CW2 8TS | OIRO £159,950



# 7 Malbank Road, Crewe, Cheshire, CW2 8TS

An attractive mature Three Bedroom Semi Detached House having undergone a superb scheme of modernisation located close to Queens Park.

The pleasant well appointed accommodation comprises; Entrance Hall, Living Dining Room, Contemporary Kitchen, Rear Porch. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. UPVC D.G. Gas central heating (newly installed boiler)

Gravelled off road parking for two vehicles & low maintenance rear garden. There is the potential to extend the existing accommodation if required, subject to any necessary consents.

**NO CHAIN**





#### DIRECTIONS

Proceed from Nantwich along Middlewich Road (towards Bentley/Leighton Hospital). Continue past The Rising Sun & over the roundabout past 'Motorsave', along Middlewich Road. Turn right at the roundabout, just after 'Motorsave', and take the left turn opposite Queens Park, into Sunnybank Road. Turn left into Malbank Road & 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 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, radiator, stairs rising to the first floor.



#### LIVING DINING ROOM

An incredibly attractive & spacious room with ceiling light point, uPVC double glazed bay window to the front elevation, TV aerial point, picture rail, fireplace, radiator.

#### KITCHEN

Wall mounted corner cupboard, base level units & drawers with sink unit. 2 UPVC Double glazed windows to the side & rear, radiator, wall mounted gas central heating boiler, part tiled walls. Integrated electric oven with hob over & extractor, space for fridge freezer, space & plumbing for washing machine. UPVC double glazed door to the rear porch with door to exterior.





#### FIRST FLOOR LANDING

Ceiling light point, loft access & uPVC double glazed window to the side.



#### BEDROOM ONE

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





#### BATHROOM

Recently remodelled & presented in a chic style, with telephone shower attachment to mixer taps. Panel bath, low level WC, wash hand basin, ceiling light point, part tiled walls, uPVC double glazed window to the rear, attractive flooring.



#### BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window to the rear elevation with pleasant outlook towards the park.



#### BEDROOM THREE

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

#### EXTERIOR

Gravelled driveway with parking for two vehicles to the front. Gated side access. Rear garden being paved presently. There is ample scope to cultivate & landscape the garden if required.

There is the opportunity & potential to extend the existing kitchen if required subject to any necessary consents.



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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#### 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.



## Ground Floor



## First Floor

