



82 JAMES ATKINSON WAY | CREWE | CHESHIRE | CW1 3NU | OIEO £319,950



82 James Atkinson Way, Crewe, Cheshire, CWI 3NU

An exceptional beautiful & immaculately appointed Detached Four Bedroom, Three Bathroom Detached House standing in an extremely popular location. Boasting a magnificent enhanced & remodelled interior including a stunning Kitchen Dining Family Room with integrated appliances. Briefly comprising; Entrance Hall with ambient inset lighting & oak, glass & chrome stairs rising to the first floor, Cloaks/WC, Living Room, Outstanding Kitchen Dining Family Room.

Integral Single Garage.

Spacious First Floor Landing, Master Bedroom One with Luxurious Ensuite Shower Room, Bedroom Two & Bedroom Three with 'Jack & Jill' Shower Room, Bedroom Four.

Manageable gardens, integral single garage & double width driveway.

UPVC D.G. & Gas C.H.





NANTWICH TOWN CENTRE

DIRECTIONS

Proceed from Nantwich along Middlewich Road. At the roundabout just beyond 'Motorsave' turn right & continue (signed Crewe). Turn left into Minshull New Road & continue. Take the second exit & proceed ahead. Turn right into James Atkinson Way & turn right at the roundabout. 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.

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.

AGENTS NOTE:

Please note, that the majority of fixtures, fittings & chattels are available by separate negotiation.

THE ACCOMMODATION:-

With approximate dimensions, comprises;



ENTRANCE HALL

Chic contemporary entrance door, courtesy light. Ceiling light points, radiator, smoke detector, beautiful flooring. Magnificent timber, chrome & glass stair case rising to the first floor with inset ambient lighting.

Under stairs cupboard, door to the integral garage.

CLOAKS / WC

Low level soft close WC, wash hand basin with tile splash back, ceiling light point, uPVC double glazed window to the side, radiator, attractive flooring.





KITCHEN DINING FAMILY ROOM

Incredibly chic, being contemporary & superbly appointed, having been remodelled extensively.

High gloss wall, base & drawer units to three elevations incorporating breakfast peninsula with low level inset TV (ideal for watching from the family area). Recessed ceiling spot lights, stunning dark aubergine coloured splash backs, beautiful white quartz work surfaces with integrated electric hob and extractor over.

Integrated eye level double electric ovens, under mounted sink unit with mixer tap, integrated wine chiller, integrated fridge freezer, dishwasher & washing machine.

UPVC Double glazed window & additional large uPVC double glazed picture window, uPVC double glazed door to the rear elevation, magnificent porcelain tile floor. Open to the dining family area with additional recessed ceiling spot lights & contemporary vertical radiator.





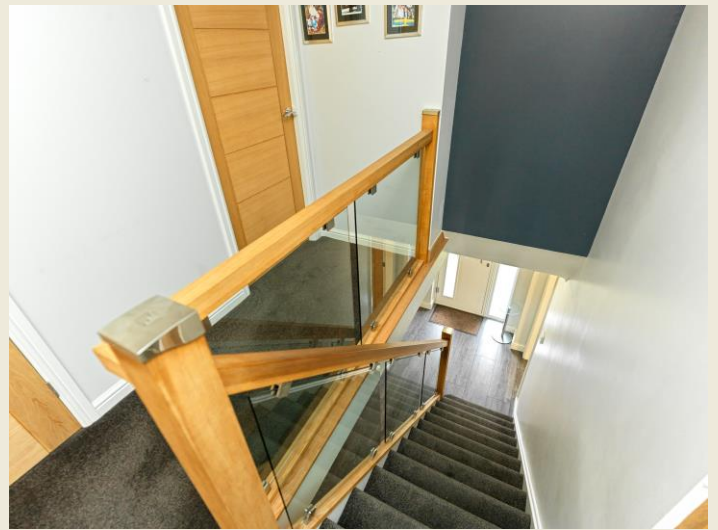
LIVING ROOM

Well appointed & well proportioned with two ceiling light points, ceiling coving, radiators, three uPVC double glazed windows to bay window, TV aerial & telephone points, attractive fire surround with gas fire, marble insert & hearth.



FIRST FLOOR LANDING

Stunning oak, glass & chrome stair case leading to the first floor from the hallway with inset ambient recessed lighting. Ceiling light point, ceiling coving, loft access.





MASTER BEDROOM ONE (FRONT)

Incredibly elegant & luxuriously decorated with ceiling light point, three uPVC double glazed windows to the bay window to the front, ceiling coving, radiator, TV & telephone points, recessed ceiling spotlights, built in wardrobes, door to the ensuite shower room.

REMODELLED ENSUITE SHOWER ROOM

Presented in a boutique hotel style & featuring a corner shower cubicle with mains shower, low level WC, twin wall mounted wash hand basins, recessed ceiling spotlights, uPVC double glazed window to the front elevation, fully tiled walls & floor, wall mounted mirror with lighting, chrome ladder radiator.





BEDROOM TWO

Ceiling light point, ceiling coving, radiator, uPVC double glazed window, TV point, door to the 'Jack & Jill' shower room.

JACK & JILL SHOWER ROOM

Low level WC, wash hand basin, built in shower cubicle with shower, ceiling light point, uPVC double glazed window to the side, part tiled walls, radiator.

BEDROOM FOUR

Ceiling light point, ceiling coving, radiator, uPVC double glazed window to the front elevation, doors to the 'Jack & Jill' shower room. (Presently used as an office).





BEDROOM THREE

Ceiling light point, ceiling coving, radiator, TV point, uPVC double glazed window to the rear elevation.



FAMILY BATHROOM

Panel bath, low level WC, pedestal wash hand basin, ceiling light points, part tiled walls, uPVC double glazed window to the rear & attractive wood effect floor.

EXTERIOR

The property boasts a good size front lawned garden with Tarmacadam double width driveway. Gated side access leading to the rear garden which is of a pleasant size & manageable in its presentation, featuring two circular paved patio/seating areas, and lawn. Close boarded fencing to the boundaries.

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES

All mains water, 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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"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 **

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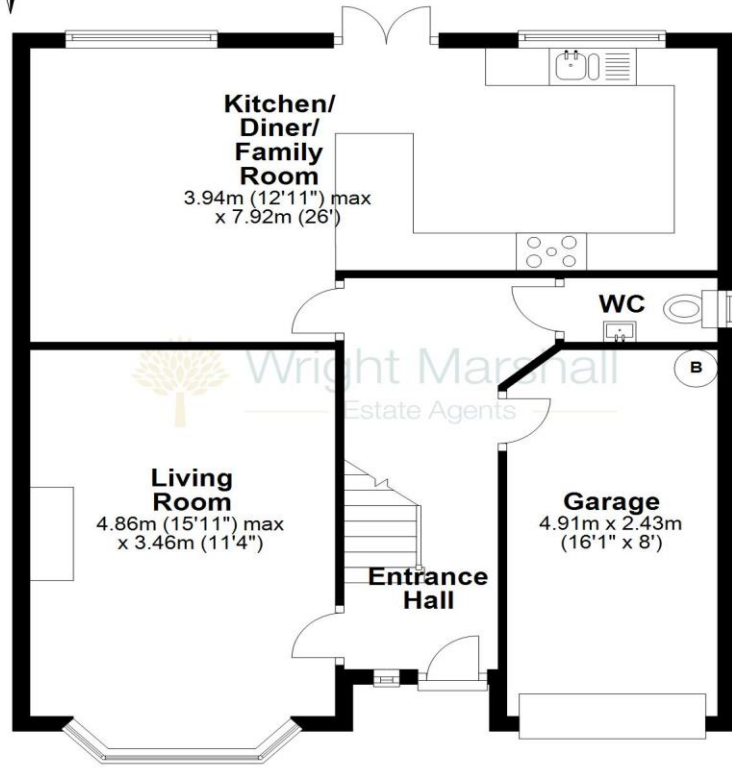






Ground Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.2 sq. feet)

