



96 CREWE ROAD | NANTWICH | CHESHIRE | CW5 6JD | OIRO £529,000





# 96 Crewe Road, Nantwich, Cheshire, CW5 6JD

An extremely substantial 1920's four bedroom semi detached house extending to approx 2000 sq ft, standing in a delightful slightly elevated position set back from the incredibly desirable and leafy Crewe Road.

The imposing home has retained many original features through including woodblock floors, doors, fireplaces and windows and provides extensive scope to reconfigure and enhance the existing accommodation.

Briefly Comprising:- Elegant reception hall with stairs rising to the first floor, living room with fireplace and dual aspect, sun room, breakfast room, kitchen, dining room, WC, galleried first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom, separate wc, bedroom five (which has been used as a kitchenette). Covered Walkway. Shower Room/WC. Store.  
Detached single garage with storage over.

Leafy entrance approach with extensive driveway with parking for several vehicles and mature trees and shrubs with fencing to the front. An outstanding large mature rear garden of an extraordinary size features lawns & various established specimen trees, shrubs, plants, greenhouse and vegetable plot.  
Original windows (with the exception of a couple of replacement mahogany windows).  
Gas fired central heating.

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street & at the mini roundabout, take the first turn. At the next roundabout, by 'Churches Mansion' take the first exit & at the next roundabout take the last exit onto Crewe Road. Continue ahead along Crewe Road where the property will be observed on the right hand side.

**NOTE: The property is within easy walking distance of the town centre.**

#### 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 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.







#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

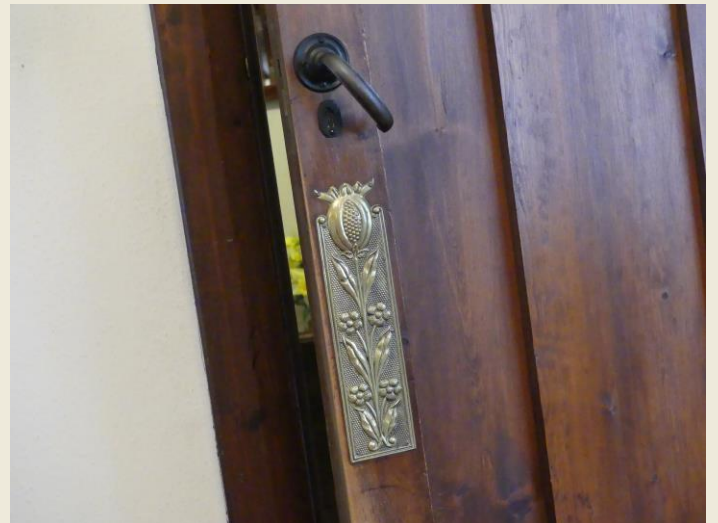
#### ENTRANCE PORCH

Glazed entrance door and inner door opening to the Entrance Hall.

#### RECEPTION HALL

An impressive entrance space with an abundance of original character including doors with ornate period finger plates.

Light point. Beautiful woodblock floor. Attractive door opening to under stairs cupboard. Stairs rising to the first floor. Radiator.







#### LIVING ROOM

Being well proportioned and featuring the original tile and wood fire surround and current fitted with a gas fire. Ceiling light points. TV point. Wall light points. Large window to the front elevation. Superb original woodblock floor. Ceiling coving. Original part glazed and leaded double opening doors to the Garden Room.



#### GARDEN ROOM

Beamed ceiling. Full height glazed windows. Radiator. Roof light. Super views over the mature rear garden are afforded from this characterful room.







**DINING ROOM**

Affording a high degree of natural light, the elegantly proportioned room enjoys a marvellous vista over the rear garden. Recently used as a bedroom, there is a ceiling light point. Radiator. Large window to the rear elevation. Wall light point. Original brick open fireplace. Beautiful wood block floor.

**WC**

Low level WC. Wash hand basin. Bidet. Ceiling light point. Window. Vinyl floor.







#### BREAKFAST ROOM

Ceiling light point. Radiator. Double glazed window to the side. Panel effect wall. Original built in cupboard. Brick fireplace. Door to the kitchen.



#### KITCHEN

Timber fitted wall, base and drawer units and work surfaces with inset 1.5 bowl stainless steel double drainer sink unit with mixer tap. Ceiling light point. Double glazed window to the front elevation. Window to the side. Vinyl floor. Part tiled walls. Gas cooker slot. Space for fridge. Space and plumbing for dishwasher. Door to the external covered walkway.







#### GALLERIED FIRST FLOOR LANDING

Ceiling light point. Window to the rear. Ceiling coving.  
 Built in storage cupboard. Loft access.  
 The loft space is of an excellent size & is ripe for conversion if required  
 & subject to necessary consents.

#### BATHROOM

Tiled surround bath. Wash hand basin. Shower cubicle with curtain.  
 Ceiling light point. Part tiled walls. Window to the side.



#### SEPARATE WC

Low level WC. Ceiling light point. Window.

#### BEDROOM FIVE

Ceiling light point. window to the front elevation. Work surface and  
 cupboards with inset sink. (The room is presented as a kitchenette).







**BEDROOM ONE**

Ceiling light point. Radiator. Window to the rear with an exceptional view of the beautiful rear garden. Wash hand basin. Original fireplace. Window to the side elevation.

**BEDROOM TWO**

Ceiling light point. Radiator. Window to the rear with an outstanding outlook over the garden. Superb garden view. Original fireplace.







**BEDROOM THREE**

Two ceiling light points. Window to the front elevation with attractive leafy aspect. Original fireplace.

**BEDROOM FOUR**

Ceiling light point. Radiator. Window to the front elevation.



**EXTERIOR**

(SEE SITE PLAN EDGED RED – APPROX .03 ACRE)

Covered walkway with to the side with rear door providing direct access to the garden.

Standing in a wonderful slightly elevated position discreetly set back from established and sought after Crewe Road, there is a charming leafy entrance approach and tarmac driveway rising to the large parking and turning area. Numerous evergreens, blossoms feature within the frontage.

Brick built single garage to the side and side access. Side pathway leading to the external store room (potential laundry room etc). The rear garden is exceptional and feels like parkland within the town location, and features large lawns with seating areas. Numerous mature trees and shrubs including Rhododendrons create structural interest within the space.

Further beyond is an established cordoned Apple Tree, a greenhouse and plenty of space to grow vegetables etc.

The garden really is a delight and could provide families with a very pleasant space to enjoy, or indeed for avid gardeners would enable them to further cultivate the space if required.





#### DETACHED SINGLE GARAGE

Timber double opening doors. Power, light. Window to side. door to the covered walkway.

#### SHOWER ROOM

Walk in shower. WC. Wash hand basin. Ceiling light point. Radiator. Cladding.

#### SERVICES

All mains gas, water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas fired central heating. Private drainage. Water meter.

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. The gas central heating boiler was replaced approx 2020.



EPC RATING: E

COUNCIL TAX BAND: F

TENURE

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 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](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

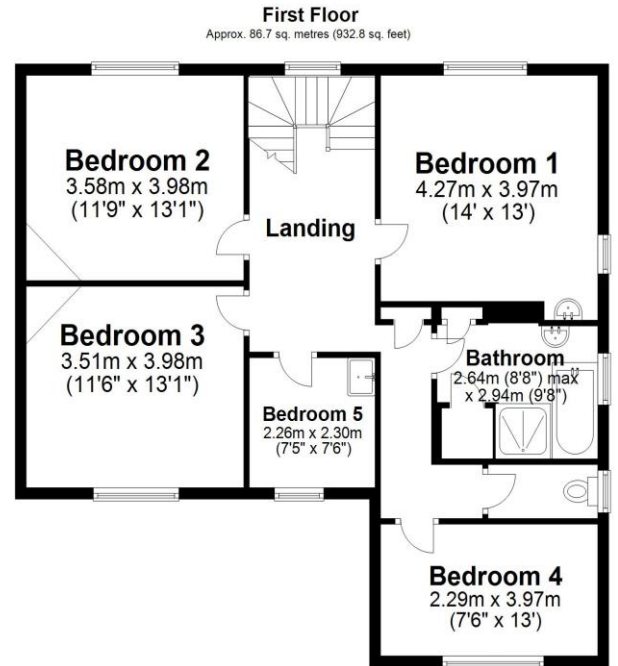
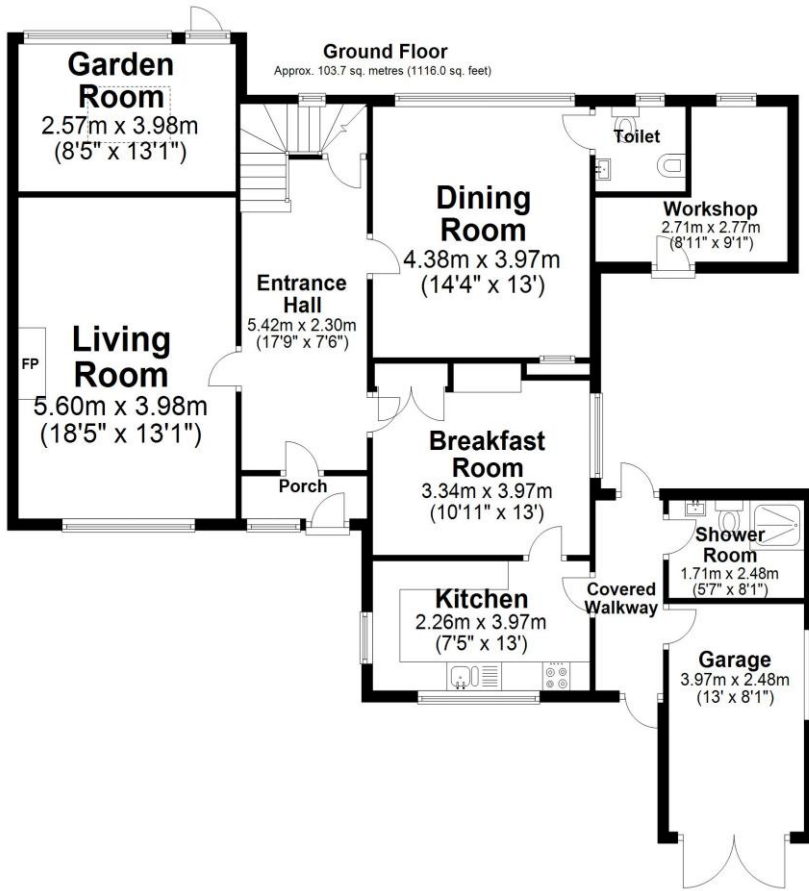
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Total area: approx. 190.3 sq. metres (2048.8 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

96 Crewe Road, Nantwich

Wright Marshall  
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